



EAGLE MOUNTAIN CITY COUNCIL MEETING

February 2, 2021, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - VIA LIFESIZE ELECTRONIC MEETING

This meeting will be an electronic meeting Pursuant to Utah Code Ann. 52-4- 207(4).

I, Mayor Tom Westmoreland, do hereby determine conducting an electronic meeting of the Eagle Mountain City Council with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location and hereby authorize the Eagle Mountain City Council to conduct electronic meetings without an anchor location.

The foregoing determination is based on the following facts:

- Federal, state and local leaders, including the Eagle Mountain City Mayor and City Council, have all recognized a global pandemic caused by the spread of the COVID-19 virus.
- Governor Herbert and the Utah Department of Health have recently issued updated orders in response to record numbers of COVID-19 cases and COVID-19-related hospitalizations. The orders implement statewide what has been termed a 'mask mandate' and have severely limited social gatherings in an attempt 'to prevent and control the rapidly changing consequences of COVID-19 throughout the state.'
- It is difficult, if not impossible, to predict the number of attendees at any meeting and to manage issues regarding social distancing in order to comply with applicable health orders.
- COVID-19 poses a continuing and immediate threat to the health, safety, and welfare of Eagle Mountain City residents and the public in general.
- The City has the technological capability to provide means by which the public may hear, or view and hear, the open portions of the meeting and to participate in public hearings.

To participate, please see the options below:

Those wishing to speak during the meeting, send a request and include your name, address and the phone number to recordersoffice@emcity.org.

The public may monitor or listen to open portions of the meeting via Lifesize electronic meeting through Granicus at the following website:

eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs.

1. CITY ADMINISTRATOR INFORMATION ITEMS

This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

- 1.A [DISCUSSION - Scarlet Ridge Estates Master Development Plan, Preliminary Plat, Rezone, and General Plan Amendment Preliminary Plat \(revised\) Park Concept Plan \(revised\)](#)

2. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION - VIA LIFESIZE ELECTRONIC MEETING

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns and comments. (Please limit your comments to three minutes each.)

8. CITY COUNCIL/MAYOR'S ITEMS

Time has been set aside for the City Council and Mayor to make comments.

9. APPOINTMENTS

- 9.A Cemetery Advisory Board

1. Corbin Wade - One-year Term

- 9.B Military and Veterans Advisory Board

1. Brett Edwards - Three-year Term
2. Jason Haskell - One-year Term
3. Jonathan Love - One-year Term

9.C Parks and Recreation Advisory Board

1. Bettina Cameron - Three-year Term
2. Michael Johnson - Three-year Term
3. Craig Morris - Three-year Term

9.D Youth Council Advisor

1. Tyler Shimakonis - Completing the Term through June 2021
2. Jennifer Shimakonis - Completing the Term through June 2021

CONSENT AGENDA

10. AUDIT

- 10.A FY 2020 Audit - Acceptance of the 2020 Fiscal Year Audit - Ron Stewart
[FY 2020 CAFR](#)

11. BOND RELEASES

- 11.A The Towns at Brylee Farms Phase B, Plat 1 - Into Warranty
[Bond Release Letter - Into Warranty](#)
[Recorded Plat](#)
- 11.B Sunset Ridge Phase A, Plat 6 - Out of Warranty
[Bond Release Letter - Out of Warranty](#)
[Recorded Plat](#)

12. CHANGE ORDERS

- 12.A [Master Transportation Plan Change Order #1 - Horrocks Engineers](#)
- 12.B [Water Model Rebuild Change Order #1 - Psomas](#)

13. MINUTES

- 13.A January 19, 2021 - Regular City Council Meeting
[01.19.2021 City Council Minutes - DRAFT](#)

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

- 14.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Enacting Chapter 17.49 Wildlife Corridor Overlay Zone.](#)

BACKGROUND: *(Presented by Planning Manager Pete Kane)* The proposed ordinance amend the Eagle Mountain Municipal Code enacting Chapter 17.49 Wildlife Corridor Overlay Zone. The purpose of the ordinance is to preserve and protect the natural habitat that serves as a migration corridor and habitat for wildlife in the region.

[ORD--EMMC 17.49 Wildlife Corridor Overlay Zone](#)
[17.49 Wildlife Corridor Overlay Zone - PROPOSED](#)

- 14.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Land Use Element of the General Plan and Rezoning Certain Lands known as Brylee North.](#)

BACKGROUND: *(Presented by Planning Manager Pete Kane)* The proposed ordinance is for a rezone and General Plan amendment of approximately 22 acres of property located on Eagle Mountain Boulevard north of Brylee Farms. The applicant is seeking a rezone from Commercial to CR and MF2. The applicant is also seeking a General Plan amendment to change the land use designations on the property from "Employment Center/Campus" and "Neighborhood Residential Two" to "Regional Commercial" and "Neighborhood Residential Three."

[ORD--Brylee North General Plan Amendment and Rezone](#)
[General Plan Map Amendment Exhibit](#)
[Rezone Exhibit](#)
[Existing Conditions](#)
[Compatibility Statement](#)
[Development Opportunities](#)
[Multifamily Concepts](#)

15. CITY COUNCIL/MAYOR'S BUSINESS

This time is set aside for the City Council's and Mayor's comments on City business.

16. CITY COUNCIL BOARD LIAISON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

17. COMMUNICATION ITEMS

- 17.A Upcoming Agenda Items
[CI--Upcoming Agenda Items](#)

18. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 28th day of January, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 2, 2021**

TITLE:	DISCUSSION - Scarlet Ridge Estates Master Development Plan, Preliminary Plat, Rezone, and General Plan Amendment		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	Ryan Kent (RK Builders)		
GENERAL PLAN DESIGNATION Agriculture / Rural Density Two	CURRENT ZONE Agriculture	ACREAGE 160 acres	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Pete Kane, Planning

PRESENTED BY:
Pete Kane

RECOMMENDATION:

BACKGROUND:

The subject property is made up of two parcels (59:019:0004 & 59:019:0005) totaling about 160 acres and located east of Lake Mountain Road and south of the future Tiffany Lane extension. The property is currently zoned Agriculture and is identified in the General Plan Future Land Use Map for "Agriculture / Rural Density Two."

The applicant (RK Builders) for the proposed development (Scarlet Ridge Estates) has submitted concept plans in 2019 and 2020 for a new residential subdivision. The Planning Commission's review of the 2019 concept plan received feedback regarding concerns about the placement and distances of roads and equestrian trails, connectivity, and a recommendation of zoning the smaller lots to RD2 the larger lots to RD1. The concept plan was revised and reviewed by City Council in August 2020. The updated concept plan received feedback that included a request for a minimum of 30 one-acre lots and aesthetic appeal by adjusting lot widths and including curved roads.

A master development plan has been submitted for the property which also includes a request to rezone the property and make an amendment to the General Plan map related to the Future

Transportation Plan. The applicant has also submitted a preliminary plat for review and approval based on the master development plan.

The requests were reviewed by the Planning Commission in a hearing on January 12, 2021, which received positive recommendations with a number of conditions. The City Council reviewed the applications during work session on January 19, 2021, with general agreement to the recommended conditions.

The revised preliminary plat and park concept plan are provided for review before bringing the requests forward to a public hearing with the City Council.

ITEMS FOR CONSIDERATION:

RETENTION AREAS

As requested, the applicant has revised the plan and has reduced the number of retention areas from five to three. This reduction will assist with the future maintenance and oversight of the retention areas. During the work session, the Council had enquired if the applicant can be required to improve the retention areas as recommended by staff. EMMC 15.50.060(A) states that "All retention basins shall be landscaped in accordance with city standards." This is further emphasized in EMMC 15.50.060(B) which states "Detention basins must be landscaped and they may be located in park and recreational areas." As for possible improvements, those could include: sodded, drain tiles/rock mulch in the bottom of the pond for nuisance water, proper grading in the bottom of the pond to limit standing water. Staff recommends a condition to require improving the retention areas with the particular details to be determined during construction plan review.

ROAD NETWORK

The Planning Commission recommended a condition to incorporate a half-width for the east and south collectors along the parcel boundaries based on the City's Transportation Master Plan. Staff noted that, at a minimum, a half-width dedication for a 53-foot dedication on the east and south should be included in the chance that the two roads get reclassified as part of the Transportation Master Plan update currently underway. The applicant has updated the preliminary plat to incorporate these road dedications as requested.

The applicant was also requested to rename Maverick Road and Wyatt Lane as those street names were already in use/approved in the city. The revised preliminary plat reflects the revised names of Jordan Road and Dubya Lane, respectively. Because the preliminary plat calls for the use of "Jordan Lane," "Jordan Road" should be renamed.

The applicant had also requested to change the Master Transportation Plan plan for Tiffany Lane along its northern property line from a major arterial to a 53-foot residential road. Staff and the Planning Commission recommended a change to a collector road (77'). The revised preliminary plat reflects the collector road sizing.

PROPOSED LOTS

The original plat called for 214 lots made up of 35 one-acre and 179 half-acre lots. Based on the reconfiguring of the retention areas as well as the dedication of the ROWs on the south and east of the property, the updated preliminary plat calls for a total of 215 lots made up of 4 one-acre and 211 half-acre lots.

PARK CONCEPT PLAN

The applicant has updated the park plan based on the staff and Planning Commission recommendations. There are two trees shown within the southern half of the basketball court which will need to be properly located within lawn space instead.

REQUIRED FINDINGS:

A rezone is a legislative decision and is considered valid if reasonably debatable and not illegal. The criteria for approval for a rezone are listed in EMMC 17.90.060.

Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Council should consider the health, safety, and welfare of the community.

Master development plan and preliminary plat approvals are based upon compliance with City Code requirements. The approval criteria for a master development plan and preliminary plat can be found in EMMC 16.10.070 and 16.20.050, respectively.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the requests on January 12, 2021.

The Commission unanimously voted (4-0, 1 absent) to recommend approval of the master development plan request with the following conditions:

1. That phases 1, 2, and 3 are adjusted into two phases and the park feature constructed as part of phase 2;
2. Revisions to the park plan as outlined in the staff report;
3. Consideration of utilizing parkstrip drainage, swales, or other low impact development method in place of multiple retention areas; and
4. Incorporation of the half-width of the east and south collector roads.

The Commission unanimously voted (4-0, 1 absent) to recommend approval of the preliminary plat request with the following conditions:

1. Incorporation of the half-width of the east and south collector roads;
2. Renaming of Maverick Road and Wyatt Lane;
3. Streetlighting is required to comply with EMMC 15.10.390; and
4. Privacy fencing must be installed for residential lots with a rear and/or side lot adjacent to a collector road in compliance with EMMC 16.35.090.

The Commission unanimously voted (4-0, 1 absent) to recommend approval of the general plan amendment with the following condition:

1. That the amendment revise the Future Transportation Plan Map for the road running along the north edge of the subject property between the future Airport Road and the future collector road to the east of the subject property from a "major arterial" to a "collector."

The Commission unanimously voted (4-0, 1 absent) to recommend approval of the rezone request.

ATTACHMENTS:

[Preliminary Plat \(revised\)](#)



IMPROVED OPEN SPACE
SCARLET RIDGE ESTATES
EAGLE MOUNTAIN UTAH

CONCEPTUAL
MASTER PLAN

North

Sheet No. L-101
1 of 1

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FISCAL YEAR ENDED JUNE 30, 2020

COMPREHENSIVE ANNUAL
FINANCIAL REPORT

CAFR

FOR EAGLE MOUNTAIN CITY, UT



EAGLE
M O U N T A I N

- ▶ BASIC FINANCIAL STATEMENTS
- ▶ REVENUES & EXPENDITURES
- ▶ FUND BALANCES
- ▶ CAPITAL PROJECTS
- ▶ FINANCIAL TRENDS
- ▶ OPERATING INFORMATION

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LIST OF CONTENTS



PHOTO BY EAGLE MOUNTAIN RESIDENT SAM EL HALTA



Eagle Mountain City
1650 East Stagecoach Run
Eagle Mountain, Utah 84005

COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2020

Prepared by:
Finance & Executive Departments
Paul Jerome, City Administrator
Kimberly Ruesch, Finance Director
Joshua Bairrington / Treasurer
Evan Berrett, Management Analyst

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EAGLE MOUNTAIN CITY
COMPREHENSIVE ANNUAL FINANCIAL REPORT
YEAR ENDED JUNE 30, 2020

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December 21, 2020



EAGLE MOUNTAIN

Letter of Transmittal

Honorable Mayor and Members of the City Council:

The Comprehensive Annual Financial Report (CAFR) of Eagle Mountain City (the City), for the fiscal year ended June 30, 2020 is submitted herewith. As a third class city, Eagle Mountain is given reasonable exceptions and modifications to accounting, budgetary, and reporting procedures as stated by Utah State law. The law for first, second, and third class cities is to “present to the governing body an annual financial report prepared in conformity with Accounting Principles Generally Accepted in the United States (GAAP), as prescribed in the Uniform Accounting Manual for Utah Cities.” This report, which fulfills the law for higher-class cities, presents a comprehensive financial picture covering all funds and financial transactions for the year.

This CAFR has been prepared by the City’s Finance and Management Departments. Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures and supplementary information, rests with the City’s management. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds and account groups of the City. All disclosures necessary to enable the reader to gain an understanding of the government’s financial activities have been included. Likewise, the “Notes to the Financial Statements” are an integral part of this report and should be read for a more complete understanding of the financial statements and information presented in this report.

Management of the City is also responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with GAAP. The City’s internal control structure is designed to provide reasonable, rather than absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: 1) the cost of the control should not exceed the benefits likely to be derived and 2) the valuation of costs and benefits requires estimates and judgments by management.

As required by Utah state law, an annual audit has been conducted by independent certified public accountants. The Report of Independent Certified Public Accountants, as prepared by Gilbert & Stewart, CPA, A Professional Corporation, is included within the Financial Section of this report. 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 statements presentation.

The independent auditor concluded, based on 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, 2020 , are fairly presented in conformity with GAAP.

GAAP requires that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). The 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 report of the independent auditors.

Profile of the Government

Eagle Mountain City was incorporated in December 1996 and includes over 50 square miles or around 27,000 acres. The City is located approximately 10 miles west of the City of Lehi, Utah, 40 miles Southwest of Salt Lake City, Utah, and 30 miles Northwest of Provo, Utah.

Since the 2000 U.S. Census, Eagle Mountain City has shown steady, and often rapid, growth. In twenty years, the City has grown from 2,157 residents to over 40,000 in 2019. About 10,500 residential units have been built, with an average of 714 permits per year over the past 5 years, making Eagle Mountain one of the fastest growing communities in Utah and the state's third largest city geographically.

Since the City was established it has operated under the council-mayor form of government. The City Council, comprised of five elected individuals, is the governing authority for the City. The elected Mayor has various administrative and veto powers. One of the Mayor's administrative powers is the appointment of the City Administrator, Cabinet Officers (Department Heads), and various other positions such as the City Treasurer, the City Recorder, and the City Engineer.

The City Council establishes City policy, approves the budget, and ratifies the appointment of City Officials. The City Council is authorized to issue bonds, incur short-term debt, levy property taxes, and is not dependent on any other unit of local government.

The City provides the full range of municipal services normally associated with a municipality. In brief, the general government functions include police protection, park construction and maintenance, street construction and maintenance, public improvements, engineering, building inspection, planning and zoning, administrative services, and park and recreation services. The City also operates water, solid waste, and sewer services as enterprise funds.

Comprehensive annual budgets are an essential element for the City's financial planning and control. Therefore, budgets are adopted annually (required by Utah state law) by the City Council for all funds except debt service funds (which although budgeted, are used to account for special assessments and therefore are subject to compensating controls).

Utah state law also requires: 1) a balanced budget for each individual fund; however, Redevelopment Agencies are allowed to incur debt prior to the triggering of the tax increment revenue thus allowing an unbalanced budget, 2) department expenditures to conform with departmental appropriations, and 3) individual fund appropriations to be overspent only in "emergencies" (natural disasters).

Once the budgets are approved, the City Council may revise the budgets from time to time after following the required procedures. Budget-to-actual comparisons are provided in this report for each individual fund for which an appropriated annual budget has been adopted.

Factors Affecting Financial Condition

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

Local Economy

Utah has fared better than many other states through economic consequences of the COVID-19 pandemic. Utah's unemployment rate as of November 2019 was 5.0%, lower than the national unemployment rate of 7.9%, with Utah County unemployment also remaining very low. During the last half of 2020, Utah's foreclosure rate stood at 0.03% which has improved significantly with the end of the recession.

Corresponding with Utah's relative economic stability, Eagle Mountain grew by about 13.7% in 2019 (based on new building permits). As these building permits were largely residential units, Eagle Mountain is and should continue seeing an increase in building since the recession ended.

Despite the small commercial tax base, Eagle Mountain residents enjoy a tax rate that is among the lowest in Utah County. Eagle Mountain's current property tax rate is 0.000769. The City has not gone through the Truth-in-Taxation process (to raise the rate) since FY2005. The City has been able to manage services for this quick-growing community without levying heavy taxes to balance the budget. Additional information about economic factors can be found in the MD&A.

Long-Term Financial Planning

Per State law requirements, the City Council approved a balanced budget for the upcoming fiscal year. For the fifth year in a row, this was a challenging task, as the City's revenue streams continue to recover from the economic downturn. City officials sought to reduce expenditures while minimizing the impact on services to residents.

The FY2020 Budget includes improvements to streetscape landscaping in City Center, design and construction of recreation facilities, new park amenities at various regional parks, and new City digital entrance signs.

Relevant Financial Policies

Eagle Mountain City incorporates a pay-as-you-go strategy on projects that are financially feasible. Currently, the City has no general obligation debt. However, as the City is so young, a pay-as-you-use strategy was implemented in order to set up the infrastructure throughout the City. All of the City-owned utilities were financed through revenue bonds. The City consistently monitors its long-term debt situation, and refunds or repays its bonds where it is financially advantageous to the City.

Major Initiatives

As we prepare for the future, the Mayor is committed to 1) Improvement of Services; 2) Park Improvements; 3) Improved Public Safety; 4) Improved Transportation; and 5) Emphasis on Economic Development. These initiatives are reflected in the fiscal year 2020 Budget.

Awards and Acknowledgments

The Government Finance Officers Association (GFOA) awarded a Distinguished Budget Presentation Award for the City's annual budget document for fiscal years 2008 through 2019. In order to qualify for the Distinguished Budget Presentation Award, the government's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide, and a communications device.

The Government Finance Officers Association (GFOA) has also awarded the Certificate of Achievement in Financial Reporting award to the City for the past nine fiscal years (2010 - 2019). In order to qualify for the Certificate of Achievement in Financial Reporting award, the City's financial status must meet rigorous standards for transparency and accuracy.

The preparation of the CAFR on a timely basis was made possible by the dedicated service of the entire staff of the Finance and Management Department. Each member of these departments has our sincere appreciation for the contributions made in the preparation of this report. In closing, without the leadership and support of the governing body of Eagle Mountain City, preparation of this report would not have been possible.

Respectfully Submitted,



City Administrator



I
Finance Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

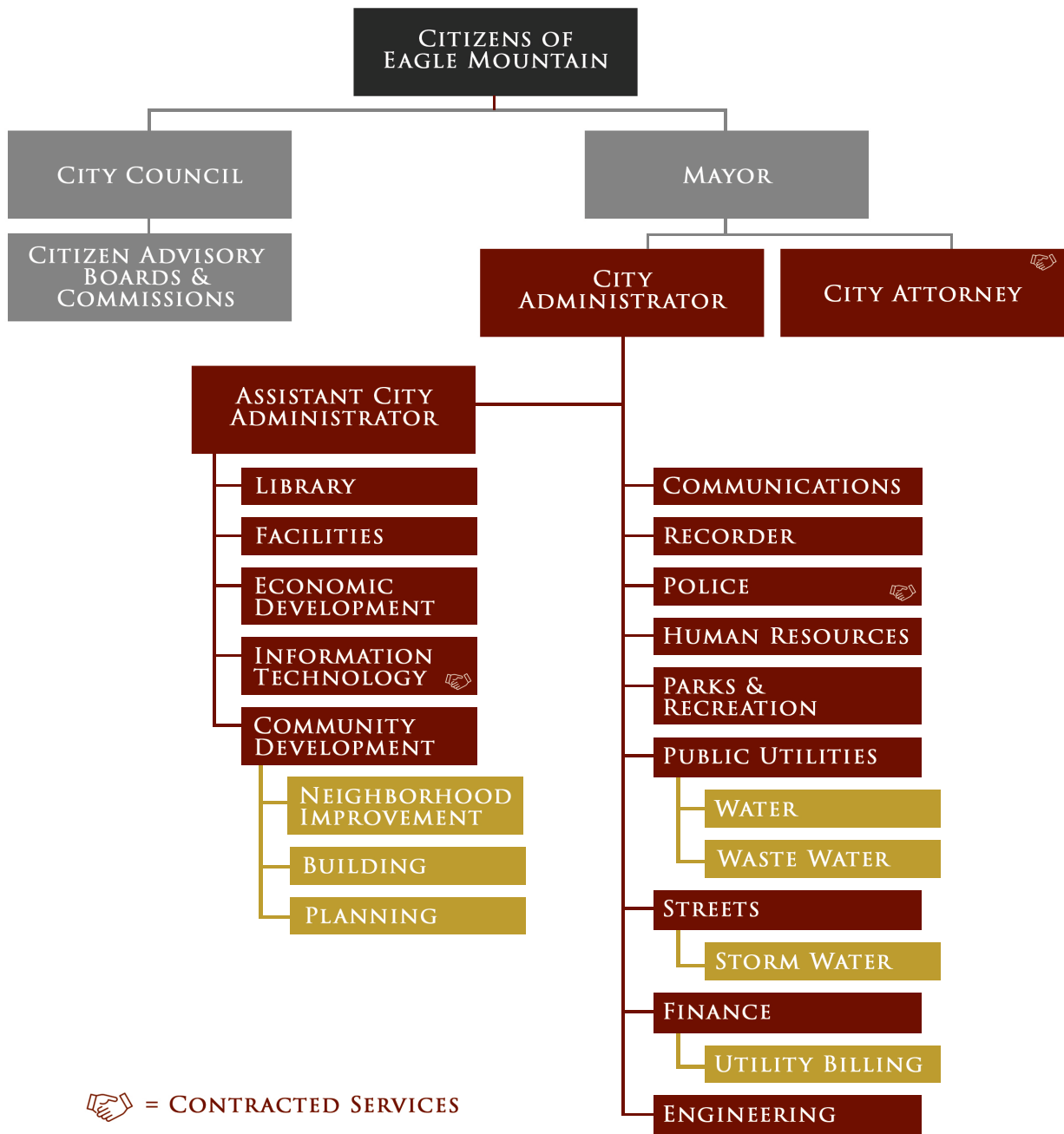
**Eagle Mountain City
Utah**

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

June 30, 2019

Christopher P. Morill

Executive Director/CEO



CITY OFFICERS



Donna Burnham
Council Member



Melissa Clark
Council Member



Colby Curtis
Council Member



Carolyn Love
Council Member



Jared Gray
Council Member



Tom Westmoreland
Mayor



Paul Jerome
City Administrator

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INDEPENDENT AUDITOR'S REPORT



GILBERT & STEWART

CERTIFIED PUBLIC ACCOUNTANTS
A PROFESSIONAL CORPORATION
ESTABLISHED 1974

RANDELA HEATON, CPA
LYNN A. GILBERT, CPA
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BEN H. PROBST, CPA
RONALD J. STEWART, CPA
SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and
Members of City Council
Eagle Mountain, Utah

Report on the Basic Financial Statements

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

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

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

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Other Matters

Required Supplementary Information

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

Supplementary and 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 introductory section, supplemental information, and the statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining statements, budgetary comparisons, and capital assets, as listed as supplemental information in the table of contents, 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 to certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements, budgetary comparisons, and capital assets are 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 to 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 December 30, 2020, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, 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.

Gilbert & Stewart

GILBERT & STEWART, CPA, PC

Provo, Utah

December 30, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of Eagle Mountain City, we offer the readers of the financial statements this narrative overview and analysis of the financial activities of Eagle Mountain City for the fiscal year ended June 30, 2020. 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

- In the Government Wide Statement of Net Position, the total net position of \$268,607,111 is made up of \$207,406,790 in net investment in capital assets, \$25,900,440 in restricted net position, and \$35,299,881 in unrestricted net position. Total net position increased by \$59,167,368 from the prior year.
- As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$22,594,392. Of this amount, \$6,372,591 must only be spent on projects for which the money is restricted. \$12,572,709 is assigned by the City administration and is divided as follows: \$184,102 for debt service, \$100,799 for special revenues and \$12,287,808 for capital projects. The remaining \$3,649,092 is unassigned in the general fund.
- In the enterprise (proprietary) funds, operating revenues increased by \$1,278,444. Corresponding operating expenses increased by \$1,681,865. This change was due in part to the continued growth within the City and the proprietary funds contributing to the fleet internal service fund for the purchase and maintenance of equipment. The City also had increase in the water fund to the purchase of new water meters within the City, which increased the water operating expenses during the year.

Reporting the City as a Whole

This discussion and analysis is intended to serve as an introduction to Eagle Mountain City's basic financial statements. Eagle Mountain City's basic financial statements comprise three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also includes other supplementary information in addition to the basic financial statements.

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

- The statement of net position presents information on all of Eagle Mountain City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of Eagle Mountain City is improving or deteriorating. However, you will also need to consider other non-financial factors.
- The statement of activities presents information showing how the City's net position changed during the fiscal year reported. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, all of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

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

The government-wide financial statements can be found on pages 21 and 22 of this report.

Reporting the City's Most Significant Funds

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

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

The governmental fund financial statements can be found on pages 23-26 of this report.

The major governmental funds (as determined by generally accepted accounting principles) are the general fund and certain debt service funds. The balance of the governmental funds are determined to be nonmajor and are included in the combined statements within this report.

- Proprietary funds – Eagle Mountain City maintains one type of proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. Eagle Mountain City uses enterprise funds to account for its water utility, sewer utility, garbage, and storm drain.

The basic proprietary fund financial statements can be found on pages 27-29 of this report.

- Additionally, the City reports the following fund types:

The Internal Service Fund accounts for the fleet management, utility billing, and GIS services provided to other departments of the government on a cost reimbursement basis.

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 Eagle Mountain City, assets and deferred outflows exceed liabilities and deferred inflows by \$268,607,112.

One of the largest portions of Eagle Mountain City's net position (82%) reflects its investment in capital assets (e.g., land, buildings, infrastructure assets, and machinery and equipment), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, 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.

The following table summarizes the City's net position. Comparative figures for Fiscal Years 2020 and 2019 are shown below:

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Current and other assets	\$ 43,187,040	\$ 25,495,462	\$ 50,392,567	\$ 43,622,589	\$ 93,579,607	\$ 69,118,051
Capital Assets	108,408,054	90,130,120	120,904,812	98,488,814	229,312,866	188,618,934
Total assets	151,595,094	115,625,582	171,297,379	142,111,403	322,892,473	257,736,985
Deferred Outflows of Resources	491,158	839,867	932,945	1,085,753	1,424,103	1,925,620
Long-term debt outstanding	3,976,381	2,982,936	21,374,807	22,665,130	25,351,188	25,648,066
Other liabilities	16,380,929	12,300,151	11,560,587	10,663,820	27,941,516	22,963,971
Total liabilities	20,357,310	15,283,087	32,935,394	33,328,950	53,292,704	48,612,037
Deferred Inflows of Resources	2,298,597	1,583,900	118,165	26,926	2,416,762	1,610,826
Net position:						
Net investment in capital assets,	105,517,474	88,966,275	101,889,316	78,428,437	207,406,790	167,394,712
Restricted	5,629,857	2,712,487	20,270,583	12,311,560	25,900,440	15,024,047
Unrestricted	18,283,015	7,919,700	17,016,866	19,101,283	35,299,881	27,020,983
Total net assets	\$ 129,430,346	\$ 99,598,462	\$ 139,176,765	\$ 109,841,280	\$ 268,607,112	\$ 209,439,742

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The following table summarizes the changes in net position:

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program Revenues:						
Charges for services	\$ 7,422,231	\$ 6,258,526	\$ 22,003,328	\$ 18,006,742	\$ 29,425,559	\$ 24,265,268
Operating grants & contrib.	1,457,357	32,444	-	-	1,457,357	32,444
Capital grants & contrib.	24,244,422	14,042,049	27,754,625	17,257,782	51,999,047	31,299,831
General revenues:						
Property taxes	1,873,536	1,693,461	-	-	1,873,536	1,693,461
General sales & use tax	5,333,067	4,344,548	-	-	5,333,067	4,344,548
Franchise tax	1,868,869	1,224,736	-	-	1,868,869	1,224,736
Interest earnings	503,107	858,581	-	-	503,107	858,581
Total revenues	<u>42,702,589</u>	<u>28,454,345</u>	<u>49,757,953</u>	<u>35,264,524</u>	<u>92,460,542</u>	<u>63,718,869</u>
Expenses:						
General government	\$ 3,501,474	\$ 3,544,085	\$ -	\$ -	\$ 3,501,474	\$ 3,544,085
Public safety	3,019,448	2,682,316	-	-	3,019,448	2,682,316
Highways & public works	10,116,835	9,405,363	-	-	10,116,835	9,405,363
Community development	2,143,788	1,995,945	-	-	2,143,788	1,995,945
Planning	432,853	475,935	-	-	432,853	475,935
Interest on long-term debt	49,203	54,343	-	-	49,203	54,343
Water utility	-	-	6,834,214	4,989,887	6,834,214	4,989,887
Sewer utility	-	-	4,785,726	4,475,542	4,785,726	4,475,542
Storm drain	-	-	1,024,911	952,274	1,024,911	952,274
Non-major business	-	-	1,384,721	1,717,825	1,384,721	1,717,825
Total expenses	<u>19,263,601</u>	<u>18,157,987</u>	<u>14,029,572</u>	<u>12,135,528</u>	<u>33,293,173</u>	<u>30,293,515</u>
Increase (decrease) in net assets before transfers	23,438,988	10,296,358	35,728,381	23,128,996	59,167,369	33,425,354
Transfers	<u>6,392,896</u>	<u>1,395,382</u>	<u>(6,392,896)</u>	<u>(1,395,382)</u>	<u>-</u>	<u>-</u>
Increase (decr.) in net assets	29,831,884	11,691,740	29,335,485	21,733,614	59,167,369	33,425,354
Net position - beginning	99,598,462	87,906,722	109,841,280	88,107,666	209,439,742	176,014,388
Restatement of net position	-	-	-	-	-	-
Net position - ending	<u>\$ 129,430,346</u>	<u>\$ 99,598,462</u>	<u>\$ 139,176,765</u>	<u>\$ 109,841,280</u>	<u>\$ 268,607,111</u>	<u>\$ 209,439,742</u>

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Governmental activities

Governmental activities increased the City's net position by \$29,831,884. The increase is due mainly to strong residential growth, which helped fuel the increase in revenues related to property taxes, sales taxes, and charges for services and contributions by developers for City infrastructure. Also contributing to the increase in net position is the City's commitment to conservative budgeting in order to keep expenditures as low as possible despite the rapid growth.

Business-type activities

Business-type activities increased the City's net position by \$29,335,485. As of the end of the current fiscal year, all of the City's business-type funds reported positive net position..

Financial Analysis of the Government's Funds

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

At the end of the current fiscal year, the City's governmental funds reported combined fund balances of \$22,594,392. Of this total amount, 72% constitutes assigned and unassigned fund balances. \$12,572,709 is assigned by the administration of the City and will be used for the following: \$184,102 for debt service, \$12,287,808 for capital projects, and \$100,799 for special revenues. \$3,649,092 is unassigned and is available for spending at the government's discretion.

The general fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the general fund was \$3,649,092, an increase of \$159,644 from fiscal year 2019. The total balance is \$3,649,092, an increase of \$159,644 from the prior year. A major reason was an increase in revenues due to the growing number of residents building within the City. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 27% of total general fund expenditures, while total fund balance represents 27% of that same amount.

The City has one major Governmental Fund

1. General Capital Projects fund. The fund was created to account for financial resources to be used for the acquisition and construction of major capital facilities within the City. At the end of fiscal year 2020 the fund balance is \$12,287,808 which is an increase of \$11,024,114. This increase is due to transfers from the general fund in the amount of \$6,000,000 and a transfer from the Enterprise funds in the amount of \$6,392,896. These enterprise funds have stopped operations and the remaining cash has been transferred to the capital projects fund.

The City maintains enterprise funds to account for the business-type activities of the City. The information is found in the government-wide financial statements, but in more detail.

Unrestricted net position of the combined enterprise funds at the end of the year amounted to \$15,636,122. The net investment in capital assets in these same funds is \$101,889,316.

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As mentioned in the financial highlights, operational revenues and expenditures in the enterprise funds increased by \$1,248,444 and \$1,681,865, respectively. The reasons for these changes are the increased growth within the City. All enterprise funds showed an increase in operating revenue during the year. The Water fund is in the process of updating the water meters and the reading system. This cost has increased operating expenses within that fund.

The water and sewer funds showed a net operating profit, after non-operating revenues/expenses, contributions, and transfers are considered. The water, sewer, and storm drain fund net position increased by \$20,789,446, \$9,319,667, and \$5,075,084, respectively. The major reasons for the increase in net position is the impact fees collected of \$ 8,972,579 and the contributed capital from developers in the water, sewer, and storm drain funds in the amount of \$27,754,625.

General Fund Budgetary Highlights

During the fiscal year, the general fund's original budget was amended from an original budget revenue total of \$14,256,954 to a final revenue budget of \$17,820,733. The increase reflects increased sales tax during the last part of the year. The budget for tax revenue increased by \$990,000. Building licenses and permits continue to exceed expectations due to the growth of homes within the City. The Licenses and Permits budgeted revenues increased by \$2,397,825.

The budget for expenditures was amended as well from an original budget of \$13,872,687 to a final budget of \$14,454,684, an increase of \$581,997. There was an increase in the General Government of \$236,939, mostly in building and maintenance due to increased expenses during the last part of the year.

Capital Assets and Debt Administration

Capital Assets. Eagle Mountain City's investment in capital assets for its governmental and business-type activities as of June 30, 2020, amounts to \$229,312,866 (net of accumulated depreciation). The investment in capital assets includes land, buildings, improvements, machinery and equipment, infrastructure, and construction in progress.

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Land	\$ 6,682,458	\$ 6,469,999	\$ 3,690,765	\$ 3,690,765	\$ 10,373,223	\$ 10,160,764
Water Shares	-	-	12,867,193	9,264,976	12,867,193	9,264,976
Buildings	3,333,037	3,342,725	1,750,925	1,959,259	5,083,962	5,301,984
Improvements	5,047,835	5,023,606	-	-	5,047,835	5,023,606
Equipment	2,378,703	2,398,239	88,271,769	75,816,030	90,650,472	78,214,269
Infrastructure	81,260,865	66,715,069	-	-	81,260,865	66,715,069
Construction in progress	9,705,156	6,180,482	14,324,160	7,757,784	24,029,316	13,938,266
Total net assets	<u>\$ 108,408,054</u>	<u>\$ 90,130,120</u>	<u>\$ 120,904,812</u>	<u>\$ 98,488,814</u>	<u>\$ 229,312,866</u>	<u>\$ 188,618,934</u>

Additional information on the City's capital assets can be found in Note 8 on pages 50-51 in the notes to this financial report.

Long-term debt. At the end of the current year, the City had total bonded debt outstanding of \$20,910,000. Of this amount, \$715,000 is from special assessment bonds. The remaining \$20,195,000 is secured solely by specific revenue sources (i.e., revenue bonds and sales tax revenue bonds).

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Special assessment bonds	\$ 715,000	\$ 935,000	\$ -	\$ -	\$ 715,000	\$ 935,000
Revenue bonds	-	-	20,195,000	21,187,000	20,195,000	21,187,000
Total bonds	<u>\$ 715,000</u>	<u>\$ 935,000</u>	<u>\$ 20,195,000</u>	<u>\$ 21,187,000</u>	<u>\$ 20,910,000</u>	<u>\$ 22,122,000</u>

During fiscal year 2020, the City's total outstanding debt decreased by a net amount of \$1,212,000.

State statutes limit the amount of general obligation debt a governmental entity may issue to 4% of its total taxable value of \$1,954,360,760. The current limitations for the City are \$78,174,430, which is significantly in excess of the City's outstanding general obligation debt. In addition, state statutes allow for an additional 4% to be used for water, sewer, or other projects, thus resulting in a debt limit of 8% of total taxable value. Total limitation is \$156,348,860, which again exceeds the outstanding general obligation debt.

Additional information on the City's long-term debt can be found in Note 9 in the Notes to this financial report.

Economic Factors and Next Year's Budgets and Rates

- Eagle Mountain City issued issued 1290 new building permits in fiscal year 2020. This reflects an increase of 407 building permits over the previous fiscal year. The City anticipates that building permits issued will remain around the same amount in fiscal year 2021 as it was in 2020.
- Eagle Mountain City administration is very conservative in estimating budgeted revenues. In the general fund, budgeted revenues for fiscal year 2021 are 20% lower than the revenues collected for fiscal year 2020. This was largely due to uncertainty with respect to the global COVID-19 pandemic and what effect that might have on revenues for fiscal year 2020. It does appear that there will not be a decrease in revenues from fiscal year 2020 to 2021, but rather an increase. While the city budgets conservatively as a principle, this will enable to city to be in very good financial position in fiscal year 2021.
- No rate increases were budgeted for in fiscal year 2021, however, the city is actively in the process of a rate study for mainly water and storm water services and a rate increase for both is likely in fiscal year 2022.
- With Eagle Mountain City's high desert location, the city entered into an agreement with the Central Utah Water Conservancy District to purchase 1800 acre feet of water from fiscal year 2012 through fiscal year 2021. As of fiscal year 2020, the city has purchased all of that original 1800 acre foot contract and was well into the next contract for 11,500 additional acre feet. Due to demand from development, the City was able to purchase water shares two years ahead of the contracted schedule and should be able to continue to do so into the foreseeable future. The contract has been renegotiated several times with CUWCD to purchase additional water when new users come on to the system and have need for this specific water source.

Request for Information

This financial report is designed to provide a general overview of Eagle Mountain City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to: Eagle Mountain City, Finance Director, 1650 East Stagecoach Run, Eagle Mountain, UT 84005.

BASIC FINANCIAL STATEMENTS

EAGLE MOUNTAIN CITY

Statement of Net Position

June 30, 2020

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 24,000,107	\$ 28,592,430	\$ 52,592,537
Restricted cash and cash equivalents	8,937,346	18,906,982	27,844,328
Investments	3,281,558	-	3,281,558
Accounts receivable			
Customers (net of allowance)	778,254	1,512,411	2,290,665
Intergovernmental	988,657	-	988,657
Assessments receivable	768,683	-	768,683
Taxes receivable	3,194,553	-	3,194,553
Notes receivable	2,618,626	-	2,618,626
Internal balances	(1,380,744)	1,380,744	-
Note Receivable - net of current portion	-	-	-
Capital assets (net of accumulated depreciation):			
Land	6,682,458	3,690,765	10,373,223
Water Shares	-	12,867,193	12,867,193
Buildings	3,333,037	1,750,925	5,083,962
Improvements	5,047,835	-	5,047,835
Equipment and systems	2,378,703	88,271,769	90,650,472
Infrastructure	81,260,865	-	81,260,865
Construction in progress	9,705,156	14,324,160	24,029,316
Total assets	<u>\$ 151,595,094</u>	<u>\$ 171,297,379</u>	<u>\$ 322,892,473</u>
DEFERRED OUT FLOW OF RESOURCES			
Pension related costs	\$ 491,158	\$ 128,621	\$ 619,779
Bond refunding costs	-	804,324	804,324
Total Deferred outflow of resources	<u>491,158</u>	<u>932,945</u>	<u>1,424,103</u>
LIABILITIES			
Accounts payable and accrued liabilities	3,478,649	3,219,263	6,697,912
Deposits	11,671,910	39,000	11,710,910
Bond interest payable	7,842	94,636	102,478
Unearned revenue	1,222,528	8,207,688	9,430,216
Long-term liabilities			
Due within one year	471,765	904,805	1,376,570
Due in more than one year	3,504,616	20,470,002	23,974,618
Total liabilities	<u>20,357,310</u>	<u>32,935,394</u>	<u>53,292,703</u>
DEFERRED INFLOWS OF RESOURCES			
Pension related costs	451,234	118,165	569,399
Deferred property taxes levied for future years	1,847,363	-	1,847,363
Total Deferred inflow of resources	<u>2,298,597</u>	<u>118,165</u>	<u>2,416,762</u>
NET POSITION			
Net investment in capital assets	105,517,474	101,889,316	207,406,790
Restricted			
Impact fees	5,629,857	20,270,583	25,900,440
Unrestricted	18,283,015	17,016,866	35,299,881
Total net position	<u>\$ 129,430,346</u>	<u>\$ 139,176,765</u>	<u>\$ 268,607,111</u>

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Statement of Activities
For the Year Ended June 30, 2020

Function/Programs	Program Revenues			Net (Expense) Revenue & Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary government:							
Governmental activities:							
General government	\$ 3,501,474	\$ 1,282,917	\$ -	\$ -	\$ (2,218,557)	\$ -	\$ (2,218,557)
Public safety	3,019,448	9,196	18,142	734,989	(2,257,121)	-	(2,257,121)
Public works	10,116,835	4,720	1,437,215	23,509,433	14,834,533	-	14,834,533
Community development	2,143,788	208,984	-	-	(1,934,804)	-	(1,934,804)
Planning	432,853	5,916,414	2,000	-	5,485,561	-	5,485,561
Interest on long-term debt	49,203	-	-	-	(49,203)	-	(49,203)
Total governmental activities	19,263,602	7,422,231	1,457,357	24,244,422	13,860,408	-	13,860,408
Business-type activities:							
Water	6,834,214	10,997,941	-	16,713,445	-	20,877,172	20,877,172
Sewer	4,785,726	8,127,827	-	6,056,539	-	9,398,640	9,398,640
Storm Drain	1,024,911	1,147,661	-	4,984,641	-	5,107,391	5,107,391
Non major business-type	1,384,721	1,729,899	-	-	-	345,178	345,178
Total business-type activities	14,029,572	22,003,328	-	27,754,625	-	35,728,381	35,728,381
Total primary government	\$ 33,293,174	\$ 29,425,559	\$ 1,457,357	\$ 51,999,047	13,860,408	35,728,381	49,588,789
General revenues:							
Property taxes					\$ 1,873,536	\$ -	\$ 1,873,536
General sales and use tax					5,333,067	-	5,333,067
Franchise taxes					1,868,869	-	1,868,869
Interest earnings					503,107	-	503,107
Transfers					6,392,896	(6,392,896)	-
Total general revenues and transfers					15,971,475	(6,392,896)	9,578,579
Change in net Position					29,831,883	29,335,485	59,167,368
Net position- beginning					99,598,462	109,841,280	209,439,742
Net position - ending					\$ 129,430,346	\$ 139,176,765	\$ 268,607,111

EAGLE MOUNTAIN CITY
Balance Sheet
Governmental Funds
June 30, 2020

	General Fund	General Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 15,646,047	\$ 6,778,318	\$ 420,102	\$ 22,844,467
Restricted cash	-	2,000,000	6,937,346	8,937,346
Investments		3,281,558		3,281,558
Receivables (net):				
Accounts	740,418	37,836	-	778,254
Taxes	3,049,003	-	145,550	3,194,553
Intergovernmental	988,657	-	-	988,657
Special assessments	-	101,165	667,518	768,683
Notes receivable	-	2,618,626		2,618,626
Total assets	<u>\$ 20,424,125</u>	<u>\$ 14,817,503</u>	<u>\$ 8,170,516</u>	<u>\$ 43,412,144</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable & accrued liabilities	\$ 2,158,458	\$ 613,977	\$ 699,956	\$ 3,472,391
Deposits	11,671,910	-	-	11,671,910
Deferred revenue	1,222,528	-	-	1,222,528
Total liabilities	<u>15,052,896</u>	<u>613,977</u>	<u>699,956</u>	<u>16,366,829</u>
Deferred inflows of Resources:				
Deferred property taxes levied for future years	1,701,813	-	145,550	1,847,363
Deferred property taxes-delinquent	20,324	-	-	20,324
Deferred - receivables		1,915,718		1,915,718
Unavailable special improvement assessments	-	-	667,518	667,518
Total deferred inflows of resources	<u>1,722,137</u>	<u>1,915,718</u>	<u>813,068</u>	<u>4,450,923</u>
Fund Balances:				
Fund balances Restricted for:				
Impact fees	-	-	5,629,857	5,629,857
Special assessments	-	-	742,734	742,734
Assigned, for:				
Special revenues	-	-	100,799	100,799
Debt service	-	-	184,102	184,102
Capital projects	-	12,287,808	-	12,287,808
Unassigned:	3,649,092	-	-	3,649,092
Total fund balances	<u>3,649,092</u>	<u>12,287,808</u>	<u>6,657,492</u>	<u>22,594,392</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 20,424,125</u>	<u>\$ 14,817,503</u>	<u>\$ 8,170,516</u>	<u>\$ 43,412,144</u>

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Balance Sheet Reconciliation to
Statement of Net Assets
June 30, 2020

Total fund balances - governmental fund types: \$ 22,594,392

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. 108,408,054

Long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds. 2,603,560

Net pension assets and deferred outflows of resources are not available financial resources and are not reported in the governmental funds. 491,158

Long-term liabilities, including bonds payable and pension liabilities, are not due and payable in the current period and therefore are not reported in the funds. (3,984,223)

Deferred inflows of resources related to pensions are not available financial resources and are not reported in the governmental funds. (451,234)

Internal service funds are used by management to charge the costs of fleet management to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the statement of net assets. (231,362)

Net assets of government activities \$ 129,430,345

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2020

	General Fund	General Capital Projects	Nonmajor Governmental Fund	Total Governmental Funds
REVENUES				
Taxes	\$ 8,930,414	\$ -	\$ 143,370	\$ 9,073,784
Special assessments	-	-	170,868	170,868
Licenses and permits	5,939,075	-	-	5,939,075
Intergovernmental	2,201,184	16,076	-	2,217,260
Charges for services	1,428,648	-	48,250	1,476,898
Contributions	-	1,316,880	-	1,316,880
Impact fees	-	-	5,356,167	5,356,167
Miscellaneous	1,331,680	128,736	35,673	1,496,089
Total revenues	<u>19,831,001</u>	<u>1,461,692</u>	<u>5,754,328</u>	<u>27,047,021</u>
EXPENDITURES				
Current:				
General government	3,455,632	-	-	3,455,632
Public safety	3,024,814	-	-	3,024,814
Public works	4,699,212	659	2,032,204	6,732,075
Planning and zoning	447,889	-	-	447,889
Community development	2,043,810	-	155,275	2,199,085
Debt service:				
Principal retirement	-	-	220,000	220,000
Interest and fiscal charges	-	-	49,238	49,238
Capital outlay	-	5,015,276	-	5,015,276
Total expenditures	<u>13,671,357</u>	<u>5,015,935</u>	<u>2,456,717</u>	<u>21,144,009</u>
Excess revenues over (under) expenditures	<u>6,159,644</u>	<u>(3,554,243)</u>	<u>3,297,611</u>	<u>5,903,012</u>
OTHER FINANCING SOURCES (USES)				
Proceeds from issuance of long-term debt	-	2,000,000	-	2,000,000
Transfers in	-	12,578,357	-	12,578,357
Transfers out	(6,000,000)	-	(185,461)	(6,185,461)
Total other financing sources and uses	<u>(6,000,000)</u>	<u>14,578,357</u>	<u>(185,461)</u>	<u>8,392,896</u>
Net change in fund balance	159,644	11,024,114	3,112,150	14,295,908
Fund balances - beginning of year	3,489,448	1,263,694	3,545,342	8,298,484
Fund balances - end of year	<u>\$ 3,649,092</u>	<u>\$ 12,287,808</u>	<u>\$ 6,657,492</u>	<u>\$ 22,594,392</u>

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balance of Governmental Funds
to the Statement of Activities
For the Year Ended June 30, 2020

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

Net changes in fund balances - total governmental funds	\$ 14,295,908
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Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.	1,388,132
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The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to increase (decrease) net assets.	
- Current year capital contributions from developers and loss on transfer of assets	16,889,802

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	(1,234,719)
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The issuance of long-term debt (e.g., bonds, leases) provide current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither 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, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	(1,726,735)
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Internal service funds are used by management to charge the cost of the fleet management to the individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.	179,608
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported in as expenditures in the governmental funds	39,887
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Change in net assets of governmental activities	\$ 29,831,883
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See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Statement of Net Position
Proprietary Funds
June 30, 2020

	Business-Type Activities - Enterprise					Governmental Activities Internal Service Funds
	Water	Sewer	Storm Drain	NonMajor Enterprise Funds	Total	
<u>ASSETS</u>						
Current assets:						
Cash and cash equivalents	\$ 20,915,630	\$ 6,712,011	\$ 96,941	867,848	\$ 28,592,430	\$ 1,155,640
Accounts receivable - net	707,202	545,742	72,054	187,413	1,512,411	-
Total current assets	21,622,832	7,257,753	168,995	1,055,261	30,104,841	1,155,640
Noncurrent assets:						
Restricted cash and cash equivalents	13,217,531	4,158,698	1,530,753	-	18,906,982	-
Investments	-	-	-	-	-	-
Note receivable (Net of Current Portion)	-	-	-	-	0	-
Land, equipment, buildings and improv.	83,854,441	53,830,089	20,668,524	-	158,353,054	3,756,131
Less: Accumulated depreciation	(19,472,984)	(14,441,835)	(3,533,422)	-	(37,448,241)	(2,176,273)
Total noncurrent assets	77,598,988	43,546,952	18,665,855	-	139,811,795	1,579,858
Total assets	99,221,820	50,804,705	18,834,850	1,055,261	169,916,636	2,735,498
<u>DEFERRED OUTFLOWS OF RESOURCES</u>						
Bond refunding costs - net	345,859	458,465	-	-	804,324	-
Pension related costs	49,982	61,089	17,550	-	128,621	22,214
Total deferred outflow of resources	395,841	519,554	17,550	-	932,945	22,214
<u>LIABILITIES</u>						
Current liabilities:						
Accounts payable and accrued liabilities	2,809,022	277,245	13,554	119,443	3,219,264	6,258
Debt interest payable	31,259	63,377	-	-	94,636	-
Current - compensated absences	3,241	2,964	600	-	6,805	-
Current portion of long-term debt	304,650	593,350	-	-	898,000	54,559
Total current liabilities	3,148,172	936,936	14,154	119,443	4,218,705	60,817
Noncurrent liabilities:						
Deposits	39,000	-	-	-	39,000	-
Unearned Revenue	8,207,688	-	-	-	8,207,688	-
Compensated absences- (net of current)	12,152	20,106	8,226	-	40,484	22,599
Net pension liability	83,876	102,515	29,450	-	215,841	37,278
Long-term debt (net of current portion)	7,249,771	12,963,906	-	-	20,213,677	114,695
Total noncurrent liabilities	15,592,487	13,086,527	37,676	-	28,716,690	174,572
Total liabilities	18,740,659	14,023,463	51,830	119,443	32,935,395	235,389
<u>DEFERRED INFLOWS OF RESOURCES</u>						
Pension related costs	45,919	56,123	16,123	-	118,165	20,408
Total deferred outflow of resources	45,919	56,123	16,123	-	118,165	20,408
<u>NET POSITION</u>						
Net investment in capital assets	57,172,895	27,581,319	17,135,102	-	101,889,316	1,410,604
Restricted - impact fees	13,099,340	5,646,856	1,524,387	-	20,270,583	-
Unrestricted	10,558,848	4,016,498	124,958	935,818	15,636,122	1,091,311
Total net position	\$ 80,831,083	\$ 37,244,673	\$ 18,784,447	935,818	\$ 137,796,021	\$ 2,501,915
Adjustment to reflect the consolidation of internal service fund activities to the enterprise funds					1,380,744	
Net position business-type activities					<u>\$ 139,176,765</u>	

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Statement of Revenues, Expenditures, and Changes in Fund Net Position
Proprietary Funds
For the Year Ended June 30, 2020

	Business-Type Activities - Enterprise Funds				Governmental Activities
	Water	Sewer	Storm Drain	Nonmajor Enterprise Funds	Internal Service Fund
		\$	\$	\$	\$
Operating revenues:					
Charges for services	-	-	632,793	1,694,758	2,327,551
Charges for services pledged as security on revenue bonds	5,206,858	5,008,758	-	-	10,215,616
Other operating income	5,330	10,880	-	-	16,210
Total operating revenues	5,212,188	5,019,638	632,793	1,694,758	12,559,377
					1,412,024
Operating expenses:					
Salaries and wages	585,088	426,530	335,168	832	1,347,618
Purchased services	1,558,043	2,283,846	236,776	1,371,151	5,449,816
Supplies and materials	2,539,014	261,160	27,338	25,340	2,852,852
Depreciation and amortization	1,963,843	1,464,997	435,507	-	3,864,347
Miscellaneous	4,805	-	1,563	-	6,368
Total operating expenses	6,650,793	4,436,533	1,036,352	1,397,223	13,521,001
Operating income	(1,438,605)	583,105	(403,559)	297,435	(961,624)
					342,427
Nonoperating revenues (expenses):					
Interest revenue	222,978	185,688	27,565	35,141	471,372
Assessment revenue	-	-	-	-	-
Gain on sale of capital assets	-	-	-	-	-
Developer reimbursements	(32,711)	(82,735)	(20,866)	-	(136,312)
Bond refunding cost amortization	(28,822)	(38,205)	-	-	(67,027)
Bond issuance costs	-	-	-	-	-
Other Income	-	-	-	-	-
Interest expense and fiscal charges	(209,614)	(307,226)	-	-	(516,840)
Total nonoperating revenues (expenses)	(48,169)	(242,478)	6,699	35,141	(248,807)
					12,918
Net income (loss) before contributions and transfers	(1,486,774)	340,627	(396,860)	332,576	(1,210,431)
					355,345
Developer contributions	16,713,445	6,056,539	4,984,641	-	27,754,625
Impact fees	5,562,775	2,922,501	487,303	-	8,972,579
Transfers in	-	-	-	-	-
Transfers out	-	-	-	(6,392,896)	(6,392,896)
Total contributions and transfers	22,276,220	8,979,040	5,471,944	(6,392,896)	30,334,308
					-
Change in net position	20,789,446	9,319,667	5,075,084	(6,060,320)	29,123,877
					355,345
Total net position - beginning	60,041,637	27,925,006	13,709,363	6,996,138	2,146,570
Total net position - ending	80,831,083	37,244,673	18,784,447	935,818	2,501,915
					\$
Adjustment to reflect the consolidation of internal service fund activities to enterprise funds					211,606
Change in net position of business-type activities					\$ 29,335,483

See accompanying notes to the financial statements.

EAGLE MOUNTAIN CITY
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2020

	Business-Type Activities - Enterprise Funds					Governmental Activities Internal Service Fund
	Water	Sewer	Storm Drain	Nonmajor Enterprise Funds	Total BTAs	
Cash Flows From Operating Activities						
Receipts from customers	\$ 4,934,893	\$ 4,960,779	\$ 625,258	\$ 2,525,786	\$ 13,046,716	\$ 1,412,024
Payments to suppliers	(3,234,533)	(2,524,293)	(262,085)	(1,399,330)	(7,420,241)	(334,755)
Payments to employees	(623,564)	(409,153)	(344,161)	(832)	(1,377,710)	(887,769)
Net cash provided (used) by operating activities	1,076,796	2,027,333	19,012	1,125,624	4,248,765	189,500
Cash Flows From Noncapital Financing Activities						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	(6,392,896)	(6,392,896)	-
Net cash provided (used) by noncapital financing activities	-	-	-	(6,392,896)	(6,392,896)	-
Cash Flows From Capital and Related Financing Activities						
Purchases of capital assets	(8,272,907)	(1,895,693)	(5,287)	-	(10,173,887)	(316,375)
Impact fees collected	5,562,775	2,922,501	487,303	-	8,972,579	-
Other Income	-	-	-	-	-	-
Contributions	10,892,265	755,902	-	-	11,648,167	-
Proceeds from sale of assets	-	-	-	-	-	-
Payments for developer reimbursements	(32,711)	(82,735)	(20,866)	-	(136,312)	-
Principal paid on capital debt	(304,650)	(687,350)	-	-	(992,000)	(52,780)
Interest paid on capital debt	(250,031)	(348,529)	-	-	(598,560)	(7,483)
Net cash provided (used) by capital and related financing activities	7,594,741	664,096	461,150	-	8,719,987	(376,638)
Cash Flows From Investing Activities						
Interest and dividends received	222,978	185,688	27,565	35,141	471,372	28,112
Net increase (decrease) in cash and cash equivalents	8,894,515	2,877,117	507,727	(5,232,131)	7,047,228	(159,026)
Cash and cash equivalents - beginning	25,238,646	7,993,592	1,119,967	6,099,979	40,452,184	1,314,666
Cash and cash equivalents (deficit) - ending	\$ 34,133,161	\$ 10,870,709	\$ 1,627,694	\$ 867,848	\$ 47,499,412	\$ 1,155,640
Reconciliation of operating income to net cash provided (used) by operating activities:						
Operating income	\$ (1,438,605)	\$ 583,105	\$ (403,559)	\$ 297,435	\$ (961,624)	\$ 342,427
Adjustments to reconcile operating income to net cash provided (used) by operating activities:						
Depreciation and amortization expense	1,963,843	1,464,997	435,507	-	3,864,347	392,098
(Inc.)/decrease in accounts rec.	(275,777)	(58,859)	(7,535)	831,028	488,857	-
(Inc.)/decrease in deferred outflows	48,349	16,866	20,566	-	85,781	8,197
Increase/(decr.) in accounts payable	867,329	20,713	3,592	(2,839)	888,795	(551,268)
Increase/(decr.) in compensated absences	(20,466)	(2,619)	903	-	(22,182)	1,026
Increase/(decr.) in net pension liability	(99,929)	(43,203)	(41,798)	-	(184,930)	(19,569)
Increase/(decr.) in deferred inflows	33,570	46,333	11,336	-	91,239	16,589
Increase/(decr.) in deferred revenue	(1,518)	-	-	-	(1,518)	-
Increase/(decr.) in deposits	-	-	-	-	-	-
Total adjustments	2,515,401	1,444,228	422,571	828,189	5,210,389	(152,927)
Net cash provided (used) by operating activities	\$ 1,076,796	\$ 2,027,333	\$ 19,012	\$ 1,125,624	\$ 4,248,765	\$ 189,500
Noncash investing, capital, and financing activities						
Contributions by developers	\$ 5,821,180	\$ 5,300,363	\$ 4,984,641	\$ -	\$ 16,106,184	\$ -
Total noncash investing, capital and financing activities	5,821,180	5,300,363	4,984,641	-	16,106,184	-

See accompanying notes to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Eagle Mountain (the City) financial statements are prepared in accordance with generally accepted accounting principles (GAAP) accepted in the United States of America as applicable to Governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for accounting and financial reporting principles.

A. Reporting Entity

Eagle Mountain City was incorporated December 1996, under laws of the State of Utah. Under the present form of government, administrative and legislative powers are vested in a governing body consisting of the Mayor and a five-member City Council. They are assisted by a City Administrator, who also is the City's budget officer. The treasurer is currently responsible for the financial matters of the City, including money management, accounts payable, financial statements, utility billing, and accounts receivable. The City provides the following services as mandated by law: Public Safety, Highways and Streets, Sanitation, Parks, Water, Public Improvements, Planning and Zoning, and General Administrative Services.

The General Purpose Financial Statements of the City include the financial statements for all activities of the City based upon the criteria set forth in Governmental Accounting Standards Board (GASB) Statement 14. The primary criterion for including a board or agency in this report is financial accountability, which determines whether an entity is a component unit of the financial reporting entity. Blended component units, although legally separate entities, are in substance part of the government's operations, and therefore, data from these units are combined with data of the primary government. Discretely presented component units are reported in a separate column in the combined financial statements to emphasize they are legally separate from the City.

- The Redevelopment Agency of Eagle Mountain City is considered a blended component unit and is included in the governmental funds of the City. It 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 of trustees composed of the Mayor and members of the City Council. Although it is a legally separate entity for the City, the RDA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the RDA. The RDA is included in these financial statements as the Redevelopment Agency Special Revenue fund. Separate financial statements are not issued for the RDA.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which are normally 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.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable 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 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, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting, and 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 and fiduciary fund financial statements. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified basis of accounting. Revenues are recognized when susceptible to accrual (i.e., when they are “measurable and available”). “Measurable” means the amount of the transaction can be determined, and “available” means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The government considers all revenues available if they are collected within 60 days after the year-end. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on general long-term debt. Expenditures related to compensated absences, claims, and judgments are also recorded, but only when payment is due.

Property taxes, sales taxes, franchise taxes, and earned but unreimbursed state and federal grants associated with the current fiscal period are all considered to be susceptible to accrual, and so have been recognized as revenue of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The government reports the following **major governmental funds**:

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

The *general capital projects fund* accounts for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by the proprietary funds.)

The government reports the following **major proprietary funds**:

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

The *sewer fund* accounts for the activities of the City's sewer operations.

The *storm drain fund* accounts for the activities of the City's storm drain operations.

Additionally, the government reports the following fund types:

The internal service fund accounts for the fleet management services provided to other departments of the government on a cost reimbursement basis.

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

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations.

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Cash and Investments

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

The City's temporary cash investments consist of amounts deposited with Utah Public Treasurer's Investment Fund and money market funds. Investments are stated at cost, which approximates fair value.

E. Interfund Transactions

During normal operations, the City has transactions between funds to distribute administrative costs and distribute grant proceeds. These transactions are generally reflected as operating transfers, which are transfers from a fund authorized to receive certain revenues to the fund through which the resources are to be expended. The General Fund billed the respective enterprise funds for administrative costs associated with billing and collection of utility charges. These changes are reflected as revenues and expenses in the respective funds.

F. Restricted Assets

The City maintains cash balances as required by bond covenants. These amounts are reflected in the financial statements as restricted cash. It is the City's policy to use restricted assets first and then unrestricted assets.

G. 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 government as assets with an initial individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

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

Property, plant, and equipment of the primary government is depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and structures	30-50
Improvements other than buildings	20-50
Infrastructure	30-50
Machinery and equipment	5-10
Furniture and fixtures	5-10

H. Compensated Absences

City employees accrue earned vacation, sick leave, long-term sick leave, and comp time throughout the year. They are allowed to carry forward all accrued comp, long term sick leave, and up to 240 hours of vacation time into the next calendar year but are encouraged to take their vacation leave within the calendar year in which it is earned. Upon termination of employment, an employee will be compensated for up to 240 hours of unused person time off leave but will forfeit any accumulated sick leave.

Vacation pay is accrued when incurred in proprietary funds and reported as a fund liability. Vacation pay that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it.

I. Taxes

In Utah, county governments assess, levy, collect, and disburse two principal types of tax: (1) personal property tax, which is assessed on business assets other than real estate, and (2) tax on real estate and improvements. Business personal property and real estate taxes attach as an enforceable lien on property as of January 1. Taxes are levied on all business personal property on January 1, and real estate and improvement taxes are levied on January 1 and are payable by November 30. The real property taxes, which are due in November, are reported as a receivable from property taxes on the financial statements. Because these taxes are not considered available to liquidate liabilities of the current period, they are offset by deferred revenue.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

The City Council is authorized by state statute to levy a tax against all real and personal property located within its boundaries. The Council must set a tax rate by June 22 each year.

The County Treasurer, acting as a tax collector, must settle and disburse all tax collections to all taxing entities on a routine basis.

J. Long-Term Obligations

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

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

K. Pensions

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

L. Deferred Outflows/Inflows of Resources

Beginning with 2013, the City implemented GASB Statement No. 63, Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position and Statement No. 65, Items Previously Reported as Assets and Liabilities. These Statements provide financial reporting guidance to standardize the presentation of deferred outflows of resources and deferred inflows of resources and their effects on a government's net position. They also establish accounting standards and financial reporting standards that reclassify certain items as deferred outflows of resources or deferred inflows of resources that were previously reported as assets and liabilities and recognizes certain items as outflows of resources or inflows of resources that were previously reported as assets and liabilities.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

In addition to assets, the financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has two items, bond refunding costs and pension related costs that are reported on the statement of net position as a deferred outflow.

In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two items, one of which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes and pension related costs. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The item, revenue for future year, is reported in both the statement of net position and the governmental funds balance sheet. These amounts account for property taxes levied on January 1, 2019, for the 2020 fiscal year.

M. Fund Equity

The governmental fund financial statements present fund balances based on a hierarchy that shows, from highest to lowest, the level or form of constraints on fund balance resources and the extent to which the City is bound to honor them. The City first determines and reports non-spendable balances, then restricted, then committed, and so forth. The City's governmental funds beginning balances have been restated to reflect the below classifications. Fund balance classifications are summarized as follows:

- **Non spendable.** This category includes fund balance amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. Fund balance amounts related to inventories, prepaid expenditures, and endowments are classified as non-spendable.
- **Restricted.** This category includes net fund resources that are subject to external constraints that have been placed on the use of the resources either (a) imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments or (b) imposed by law through constitutional provisions or enabling legislation.

Restricted fund balance amounts include the following:

- a) Unspent Impact fees.
- b) Special Assessments.

- **Committed.** This category includes amounts that can only be used for specific purposes established by formal action of the City Council. Fund balance commitments can only be removed or changed by the same type of resolution of the City Council. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The City Council has not committed any fund balance amounts.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- **Assigned.** This category includes Governmental Fund balance amounts that the City intends to be used for a specific purpose but that are neither restricted nor committed. This intent is expressed by formal action of the City's administration comprised of the City administrative council. This category also includes the remaining positive fund balance for other governmental funds. The City has assigned debt service requirement, storm drain charges, and capital projects.
- **Unassigned.** Residual balances in the Governmental Funds are classified as unassigned.

It is the City's policy to use restricted, committed, assigned, and then unassigned fund balance.

Below is fund balance detail for each category of fund balance in the governmental funds:

	General Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
Fund Balance:				
Restricted:				
Capital improvements	\$ -	\$ -	\$ 5,629,857	\$ 5,629,857
Special assessments	-	-	742,734	742,734
	-	-	6,372,591	6,372,591
Assigned:				
Capital improvements	-	12,287,808	-	12,287,808
Debt service	-	-	184,102	184,102
Redevelopment	-	-	17,024	17,024
Cemetery	-	-	83,775	83,775
	-	12,287,808	284,901	12,572,709
Unassigned:	3,649,092	-	-	3,649,092
Total fund balances	<u>\$ 3,649,092</u>	<u>\$ 12,287,808</u>	<u>\$ 6,657,492</u>	<u>\$ 22,594,392</u>

N. Use of Estimates

Presenting financial statements in conformity with Generally Accepted Accounting Principles requires management to make certain estimates concerning assets, liabilities, revenues, and expenses. Actual results may vary from these estimates.

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

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net assets

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (*Continued*)

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

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

1. Capital related items:

When capital assets (property, plant, and equipment) that are to be used in governmental activities are purchased or constructed, the cost of these assets is reported as expenditures in governmental funds. However, the statement of net assets includes those capital assets among the assets of the city as a whole.

Cost of capital assets	\$149,590,712
Accumulated depreciation	<u>(41,182,658)</u>
Net adjustment to increase <i>fund balance</i> <i>total governmental funds</i> to arrive at <i>net-</i> <i>assets - governmental activities</i>)	<u>\$108,408,054</u>

2. Long-term assets:

Long-term assets applicable to the City's governmental activities are not available to pay for expenditures of the current period and are, therefore, deferred in the governmental balance sheet.

Special assessment revenue	\$96,408
Notes receivable	2,505,463
Delinquent property taxes	<u>1,689</u>
Net adjustment to increase <i>fund balance</i> – <i>total governmental funds</i> to arrive at <i>net</i> <i>assets - governmental activities</i>	<u>\$2,603,560</u>

3. Long-term debt transactions:

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities in the fund statements. All liabilities (both current and long-term) are reported in the statement of net assets.

Bonds payable	(\$ 715,000)
Lease Payable	(169,255)
Note Payable	(2,000,000)
Bond interest payable	(7,842)
Bond premium	(6,325)
Net Pension Liability	(824,218)
Compensated absences	(261,583)

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

Net adjustment to reduce <i>fund balance</i> –	
<i>total governmental funds</i> to arrive at	
<i>net position – governmental activities</i>	<u>(\$3,984,223)</u>

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

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net assets of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains that “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	\$ 5,500,881
Depreciation expense	<u>(4,112,749)</u>
Net adjustment to increase <i>net changes in fund</i>	
<i>balances – total governmental funds</i> to arrive at	
<i>changes in net assets of governmental activities</i>	<u>\$ 1,388,132</u>

Another element of that reconciliation states, “The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither 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, whereas these amounts are deferred and amortized in the statement of activities.”

Principal payments:	
Issuance of long-term debt	\$(2,000,000)
Amortization of bond premiums	485
Principal paid on bonds and capital lease	<u>272,780</u>
Net adjustment to increase <i>net changes in fund</i>	
<i>balances – total governmental funds</i> to arrive	
<i>at changes in net position of governmental activities</i>	<u>\$(1,726,735)</u>

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

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

Another element of that reconciliation states that certain expenses reported in the statement of activities do not require the use of current financial resources and are, therefore, not reported as expenditures in the governmental funds.

Accrued bond interest	\$ 35
Pension related costs	51,247
Compensated absences	<u>(11,395)</u>
Net adjustment to increase <i>net changes in fund balances – total governmental funds</i> to arrive at <i>changes in net assets of governmental activities</i>	<u>\$ 39,887</u>

NOTE 3 - BUDGETS AND BUDGETARY ACCOUNTING

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

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 3 - BUDGETS AND BUDGETARY ACCOUNTING *(Continued)*

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

- A. On or before the first regularly scheduled meeting of the City Council in May, the City Administrator, authorized under state statute to be appointed budget officer, submits a proposed operating budget. The operating budget includes proposed expenditures and the means of financing them.
- B. A public hearing is held, at which time the taxpayers' comments are heard. Notice of the hearing is given in the local newspaper at least seven days prior to the hearing. Copies of the proposed budget are made available for public inspection ten days prior to the public hearing.
- C. On or before June 22, a final balanced budget must be adopted through passage of a resolution for the subsequent fiscal year beginning July 1.
- D. Control of budgeted expenditures is exercised, under state law, at the departmental level. The City Administrator, however, acting as budget officer, has the authority to transfer budget appropriations between line items within any department of any budgetary fund. The City Council, by resolution, has the authority to transfer budget appropriations between the individual departments of any budgetary fund.
- E. Budget appropriations for any department may be reduced by resolution.
- F. A public hearing, as required in (B) above, must be held to increase the total appropriations of any one governmental fund type; however, after the original public hearing, operating and capital budgets of proprietary fund types may be increased by resolution without an additional hearing.
- G. Encumbrances lapse at year end. Encumbered amounts carry over to the following year and are subject to reappropriation. Therefore, no encumbrances are presented in the financial statements.

During the budget year, the City modified the budget using the above procedures.

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS

The City maintains a cash and investment pool that is available for use by all funds. At June 30, 2020, the City's cash balance consisted of the following:

	Total Cash From All Fund Types
Cash, cash equivalents, and temporary cash investments	\$ 55,874,095
Cash, and cash equivalents - restricted	27,844,328
Total cash and cash equivalents	<u>\$ 83,718,423</u>

While the City's carrying amount of deposits was \$84,051,936, the balance in the City's bank account and cash on hand was \$83,718,423 with the difference being due to outstanding checks and deposits in transit.

A. Deposits

Deposits – Custodial Credit Risk. Custodial risk is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City follows the requirements of the Utah Money Management Act in handling its depository and investing transactions. The City considers the actions of the State Money Management Council to be necessary and sufficient for adequate protection of its uninsured bank deposits. City funds are deposited in qualified depositories as defined by the Act. The City does not have a deposit policy for custodial credit risk. As of June 30, 2020, the City's custodial credit risk, for deposits were as follows:

Depository Account	Custodial Credit Risk	Balance June 30, 2020
Checking and savings	Insured and collateralized	\$ 484,860
Checking and savings	Uninsured and uncollateralized	1,778,704
Investment sweep	Uninsured and uncollateralized	32,363,719
Total deposits		<u>\$ 34,627,283</u>

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS *(Continued)*

B. Investments

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

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper classified as “first tier” by two nationally recognized statistical rating organizations, one of which must be Moody’s Investor Services or Standard and Poor’s; bankers’ acceptances; obligations of the U.S. Treasury, including bills, notes, and bonds; bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated “A” or higher, or the equivalent of “A” or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Act; and the Utah State Public Treasurer’s Investment Fund. All investments held by the City on June 30, 2020, comply with the provisions of the Act.

The Utah State Treasurer’s Office operates the Public Treasurer’s Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer. The PTIF is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act, Section 51-7, Utah Code Annotated, 1953, as amended. The Act established the Money Management Council, which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. The PTIF is considered a cash equivalent for the purposes of the financial statements.

Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses (net of administration fees of the PTIF) are allocated based upon the participant’s average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares. There’s no required participation and no minimum balance or minimum/maximum participant withdrawal requirements.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS *(Continued)*

Fair Value of Investments

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

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

At June 30, 2020, the City had the following recurring fair value measurements.

Investments	Fair Value	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
Utah Public Treasurer's Investment Fund	\$ 44,076,598	\$ -	\$ 44,076,598	\$ -
Morten Asset Management Account	3,281,557	3,281,557		
Total Investments	<u>\$ 47,358,155</u>	<u>\$ 3,281,557</u>	<u>\$ 44,076,598</u>	<u>\$ -</u>

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

- Utah Public Treasurers Investment Fund – Application of the June 30, 2020, fair value factor, as calculated by the Utah State Treasurer, to the City's ending balances in the fund.

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS (Continued)

The City's investments are managed through participation in the State Public Treasurers' Investment Fund and through a trust arrangement with a local bank, and a liquid asset management account. As of June 30, 2020, the City had the following investments:

Investments	Investment Maturities (in Years)			
	Less Than 1	1-5	6-10	More than 10
Utah Public Treasurer's Investment Fund	\$ 44,076,598	\$ 44,076,598	\$ -	\$ -
Morten Asset Management Account	3,281,557	3,281,557	-	-
Total investments	<u>\$ 47,358,155</u>	<u>\$ 47,358,155</u>	<u>\$ -</u>	<u>\$ -</u>

Investments – Interest Rate Risk. The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. However, interest rate risk is managed by compliance with the Utah Money Management Act, which provides guidance for handling depository and investing transactions in order to minimize interest rate risk.

Investments – Credit Risk. The City follows the requirements of the Utah Money Management Act in handling its depository and investing transactions. The City funds are deposited in qualified depositories as defined by the Act. The Act also authorizes the City to invest in the Utah Public Treasurers Investment Fund (PTIF), certificates of deposit, U.S. Treasury obligations, U.S. agency issues, restricted mutual funds, and obligations of governmental entities within the State of Utah. The City's investments are invested in accordance with the Act. The State Money Management Council provides regulatory oversight for the investments. The degree of risk of the investments depends on the underlying portfolio. The Act and Council rules govern the financial reporting requirements of qualified depositories in which public funds may be deposited and prescribe the conditions under which the designation of a depository shall remain in effect. If a qualified depository should become ineligible to hold public funds, public treasurers are notified immediately. The City considers the actions of the Council to be necessary and sufficient for adequate protection of its investments. The City has no investment policy that would further limit its investment choices.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 4 – CASH EQUIVALENTS AND INVESTMENTS *(Continued)*

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

Investments	Fair Value	Quality Ratings			
		AAA	AA	More than A	Unrated
Utah Public Treasurer's Investment Fund	\$44,076,598	\$ -	\$ -	\$ -	\$ 44,076,598
Morten Asset Management Account	3,281,557	3,281,557	-	-	-
Total investments	<u>\$47,358,155</u>	<u>\$ 3,281,557</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 44,076,598</u>

Investments Custodial Credit Risk. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment arrangements primarily invest in the Utah Public Treasurers Investment fund and agencies or in instrumentalities of the United States that meet the allowable investments of the Utah Money Management Act. The City does not have an investment policy for custodial credit risk.

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 5 - RECEIVABLES

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

	General	Capital Projects	Water	Sewer	Storm Drain	Nonmajor Enterprise	Non major Govt'l	Total
Receivables:								
Accounts	\$ 740,418	\$ 37,836	\$ 711,978	\$ 548,178	\$ 72,403	\$ 188,201	\$ -	\$ 2,299,014
Taxes	3,049,003		-	-	-	-	145,550	3,194,553
Special								
Assessments	-	101,165	-	-	-	-	667,518	768,683
Intergovernmental	988,657		-	-	-	-	-	988,657
Less: allowance for uncollectible accounts	-		(4,776)	(2,436)	(349)	(788)	-	(8,349)
	<u>\$ 4,778,078</u>	<u>\$ 139,001</u>	<u>\$ 707,202</u>	<u>\$ 545,742</u>	<u>\$ 72,054</u>	<u>\$ 187,413</u>	<u>\$ 813,068</u>	<u>\$ 7,242,558</u>

NOTE 6 – NOTE RECEIVABLE

During fiscal year 2012 the City sold the golf course to an outside party for \$550,000. The purchase was financed with a note receivable to the City of \$550,000. The note has no interest rate. The outside party will pay the City 10% of its net income annually until the debt is repaid. The Note is treated as long term on the financial statements. During fiscal year 2017 the City negotiated with the Golf course to amend the original contract to include unpaid utility fees owed to the City in the amount of \$152,908. As of June 30, 2020, the outstanding note balance was \$702,908. This note is reported in the capital projects fund.

During fiscal year 2018 the City entered into an agreement with Ivory homes and State of Utah, School and Institutional Trust Lands, in which Ivory homes will contribute \$1,710,000 to the City for construction of a park within the City. \$570,000 will be paid each year from 2020 through 2022. As of June 30, 2020, the note receivable balance was \$570,000. This note is reported in the capital projects fund.

During fiscal year 2019 the City entered into an agreement with Mountain Land Association of Governments, in which they agreed to reimburse the City for construction cost of new roads within the City. The construction project is complete, and the City has requested reimbursement. The note will be paid when the Association receives funding in the 2022 funding cycle. As of June 30, 2020, the note balance was \$1,345,718. This note is reported in the capital projects fund.

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 7 – INTERFUND RECEIVABLES AND TRANSFERS

The operating transfers of the City consist of the following:

Transfer In:	General	Capital Projects	Nonmajor Govrmtl.	Business Type	Internal Service	Total
General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Nonmajor govtl.	-	-	-	-	-	-
Capital projects	6,000,000	-	185,461	6,392,896	-	12,578,357
Internal Service	-	-	-	-	-	-
Business type	-	-	-	-	-	-
Total transfer out	<u>\$ 6,000,000</u>	<u>\$ -</u>	<u>\$ 185,461</u>	<u>\$ 6,392,896</u>	<u>\$ -</u>	<u>\$ 12,578,357</u>

The City transferred monies to support capital project payments in the capital projects fund. The City also transferred monies to support operations in the economic development fund.

Governmental funds report deferred inflows in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of deferred inflows reported in the governmental funds were as follows:

	<u>Unavailable</u>	<u>Unearned</u>
Property taxes receivable (general fund)	\$ 1,701,813	\$ 1,701,813
Property tax delinquent	20,324	
Notes receivable	2,618,626	
Special assessments (special revenue fund)	<u>768,683</u>	
Total	<u>\$5,109,446</u>	<u>\$ 1,701,813</u>

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 8 – CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2020, was as follows:

Primary Government	Beginning				Ending
Governmental activities:	Balance	Increases	Transfers	Decreases	Balance
Capital assets not being depreciated:					
Land	\$ 6,469,999	\$ 212,459	\$ -	\$ -	\$ 6,682,458
Construction in progress	6,180,482	3,524,674	-	-	9,705,156
Total capital assets not being depreciated	12,650,481	3,737,133	-	-	16,387,614
Capital assets being depreciated:					
Buildings	4,566,168	113,872	-	-	4,680,040
Improvements	5,509,863	220,866	-	-	5,730,729
Machinery and equipment	5,369,851	751,458	-	-	6,121,309
Infrastructure	98,881,631	17,789,390	-	-	116,671,021
Total capital assets being depreciated	114,327,513	18,875,586	-	-	133,203,099
Less accumulated depreciation for:					
Buildings	1,223,443	123,559	-	-	1,347,002
Improvements	486,257	196,636	-	-	682,893
Machinery and equipment	3,193,647	548,961	-	-	3,742,608
Infrastructure	32,166,562	3,243,594	-	-	35,410,156
Total accumulated depreciation	37,069,909	4,112,750	-	-	41,182,659
Total capital assets, being depreciated, net	77,257,604	14,762,836	-	-	92,020,440
Governmental activities capital assets, net	\$ 89,908,085	\$ 18,499,969	\$ -	\$ -	\$ 108,408,054
Business-type activities:	Beginning				Ending
	Balance	Increases	Transfers	Decreases	Balance
Capital assets not being depreciated:					
Construction in progress	\$ 7,757,784	\$ 6,566,376	\$ -	\$ -	\$ 14,324,160
Land	3,690,765	-	-	-	3,690,765
Water shares	9,264,976	3,602,218	-	-	12,867,194
Total capital assets not being depreciated	20,713,525	10,168,594	-	-	30,882,119
Capital assets being depreciated:					
Buildings	3,715,254	-	-	-	3,715,254
Equipment and systems	107,643,930	16,111,750	-	-	123,755,681
Total capital assets being depreciated	111,359,184	16,111,750	-	-	127,470,935
Less accumulated depreciation for:					
Buildings	1,755,995	208,334	-	-	1,964,329
Equipment and Systems	31,827,900	3,656,013	-	-	35,483,913
Total accumulated depreciation	33,583,895	3,864,347	-	-	37,448,242
Total capital assets, being depreciated, net	77,775,289	12,247,403	-	-	90,022,693
Business-type activities capital assets, net	\$ 98,488,814	\$ 22,415,997	\$ -	\$ -	\$ 120,904,812

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 8 - CAPITAL ASSETS (Continued)

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

Governmental activities:

General government	\$ 97,153
Public safety	1,426
Public works	3,928,141
Planning	-
Community development	86,029
Total depreciation expense - governmental activities	<u>\$ 4,112,749</u>

Business-type activities:

Water	\$ 1,963,843
Sewer	1,464,997
Storm Drain	435,507
Total depreciation expense - business-type activities	<u>\$ 3,864,347</u>

Total depreciation expense	<u>\$ 7,977,096</u>
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In 2019 the City issued a Lease in the amount of \$274,587. This lease was not captured in the financial statements. The Lease was in the internal service fund. The beginning balance of the changes in long-term debt and the notes for Capital assets has been restated to reflect the issuance of this lease.

The City has various construction projects as of June 30, 2020. The City's commitments with contractors are as follows:

Park projects	\$ 1,100,726
Road projects	1,856,013
Building projects	61,066
Water projects	1,125,883
Sewer projects	745,452
Total	<u>\$ 4,889,140</u>

NOTE 9 - LEASE COMMITMENTS

During 2019 the City entered into a lease agreement to acquire a street sweeper in the amount of \$274,587. The following is a schedule, by year of the future minimum lease payments of all capital leases as well as the present value of the net minimum lease payments as of June 30, 2020:

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 9 - LEASE COMMITMENTS (Continued)

<u>Fiscal Year</u>	<u>Governmental Activities</u>
2021	\$ 60,263
2022	60,262
2023	60,262
Total minimum lease payments	180,787
Less amounts representing interest	(11,532)
Present value of minimum lease payments	<u>\$ 169,255</u>

Equipment and related accumulated depreciation under capital leases are as follows:

	<u>Governmental Activities</u>
Asset:	
Machinery and equipment	\$ 274,587
Less: Accumulated amortization	(13,057)
Total	<u>\$ 261,530</u>

NOTE 10 – LONG-TERM DEBT

Bonds and notes payable at June 30, 2020, are comprised of the following:

1. \$2,400,000 Eagle Mountain City Special Assessment Bond 2014 (SAA-2014)

This bond requires semiannual payments of interest and annual payments of principal due November 1, 2014 through May 1, 2033, bearing a variable interest rate ranging from 2-5%. The debt service requirements to maturity are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 40,000	\$ 40,569	\$ 80,569
2022	45,000	33,176	78,176
2023	40,000	31,600	71,600
2024	50,000	30,150	80,150
2025	45,000	27,526	72,526
2026-2030	285,000	97,088	382,088
2031-2033	210,000	21,500	231,500
Total	<u>\$ 715,000</u>	<u>\$ 281,609</u>	<u>\$ 996,609</u>

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 10 – LONG-TERM DEBT (Continued)

2. \$6,665,000 Eagle Mountain City Sewer Water Quality Board Bond Series 2008.

This bond was issued for the construction of a waste water treatment plant expansion. This bond requires annual payments of interest and principal beginning December 2009 through December 2028, bearing an interest rate of 1%. The bond is a reimbursement bond. The total amount of the bond is \$6,665,000. The debt service requirements to maturity are as follows:

Fiscal Year	Principal	Interest	Total
2021	\$ 340,000	\$ 47,590	\$ 387,590
2022	375,000	44,190	419,190
2023	410,000	40,440	450,440
2024	430,000	36,340	466,340
2025	460,000	31,100	491,100
2026-2030	2,650,000	79,600	2,729,600
Total	<u>\$ 4,665,000</u>	<u>\$ 279,260</u>	<u>\$ 4,944,260</u>

3. \$11,085,000 Eagle Mountain City Gas & Electric Revenue Bond Series 2012.

This bond was issued for the construction of a utilities building and redundancy lines within the City. During 2015 the bond was defeased through an advanced refunding. The City used a portion of the proceeds from the sale of the Utility System to advance refund \$9,195,000 of outstanding 2012 series Gas and Electric revenue-bonds. As of June 30, 2019, \$7,735,000 of the original debt is still outstanding.

4. \$2,536,000 Eagle Mountain City Water Quality Revenue Bond Series 2013

This bond was issued for water system improvements within the City. The bond requires annual principal beginning May 2015, and interest payments beginning May 2014 through May 2034, bearing an interest rate of 1.72%. The debt service requirements to maturity are as follows:

Fiscal Year	Principal	Interest	Total
2021	\$ 111,000	\$ 30,892	\$ 141,892
2022	113,000	28,982	141,982
2023	114,000	27,038	141,038
2024	131,000	25,076	156,076
2025	133,000	22,824	155,824
2026-2030	702,000	78,930	780,930
2031-2034	492,000	18,420	510,420
Total	<u>\$ 1,796,000</u>	<u>\$ 232,162</u>	<u>\$ 2,028,162</u>

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 10 – LONG-TERM DEBT (Continued)

5. \$9,685,000 2014 Water and Sewer Refunding Bond.

This bond was used to refund a portion of the original Water and Sewer Bonds. This bond requires annual installments of principal beginning November 2021, and interest due beginning November 2015 through November 2031, bearing interest of 4.00%. The debt service requirements to maturity are as follows:

Fiscal Year	Principal	Interest	Total
2021	\$ 120,000	\$ 377,650	\$ 497,650
2022	185,000	373,375	558,375
2023	225,000	367,225	592,225
2024	235,000	360,325	595,325
2025	255,000	351,700	606,700
2026-2030	4,830,000	1,369,600	6,199,600
2031-2032	3,835,000	155,900	3,990,900
Total	<u>\$ 9,685,000</u>	<u>\$ 3,355,775</u>	<u>\$ 13,040,775</u>

6. \$3,690,000 2018A Water and Sewer Refunding Bond

This bond was used to refund the remaining portion of the original 2007 Water and Sewer Bonds. The refunding created future debt savings of \$357,879 and an economic gain of \$306,842.90. This bond requires annual installments of principal beginning November 2018, and interest due beginning May 2018 through May 2026, bearing interest ranging from 4.75-5.00%. The debt service requirements to maturity are as follows:

Fiscal Year	Principal	Interest	Total
2021	\$ 460,000	\$ 100,100	\$ 560,100
2022	485,000	83,500	568,500
2023	495,000	63,900	558,900
2024	520,000	43,600	563,600
2025	545,000	22,300	567,300
2026-2028	285,000	5,700	290,700
Total	<u>\$ 2,790,000</u>	<u>\$ 319,100</u>	<u>\$ 3,109,100</u>

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 10 – LONG-TERM DEBT (Continued)

7. \$1,283,000 Series 2018B Water and Sewer Refunding Bond

The Bond was issued to fund various projects in the sewer fund. This bond requires annual principal and semiannual interest payments beginning December 2018 through December 2048, bearing an interest rate of 1%. The debt service requirement to maturity are as follows:

Fiscal Year	Principal	Interest	Total
2021	\$ 24,000	\$ 12,590	\$ 36,590
2022	25,000	12,350	37,350
2023	26,000	12,100	38,100
2024	27,000	11,840	38,840
2025	28,000	11,290	39,290
2026-2030	147,000	53,580	200,580
2031-2035	170,000	45,800	215,800
2036-2040	194,000	36,800	230,800
2041-2045	209,000	26,770	235,770
2046-2048	409,000	13,750	422,750
Total	<u>\$ 1,259,000</u>	<u>\$ 236,870</u>	<u>\$ 1,495,870</u>

8. \$2,000,000 Note Payable Utah Department of Transportation

The note was issued to fund road projects within the City. A grant was authorized by the State of Utah to fund the project. The Grant funds will not be available until 2022. The Note was issued to fund the project until the grant funds become available. The note requires annual principal and interest payments beginning December 2019 through December 2028, bearing an interest rate of 2.98%. The Debt Service requirement is as follows:

Fiscal Year	Principal	Interest	Total
2021	\$ 354,447	\$ 113,996	\$ 468,443
2022	185,184	49,037	234,221
2023	190,703	43,519	234,222
2024	196,386	37,836	234,222
2025	202,238	31,984	234,222
2026-2030	871,042	65,846	936,888
Total	<u>\$ 2,000,000</u>	<u>\$ 342,218</u>	<u>\$ 2,342,218</u>

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 10 – LONG-TERM DEBT (Continued)

9. Changes in long term liabilities.

Changes in bonds payable, deferred items, capital leases, and compensated absences during the fiscal year June 30, 2020, were as follows:

	July 1 2019	Additions	Reductions	June 30 2020	Due in One Yr
Governmental Activities:					
Bonds Payable					
Special assessment bond 2006 200-1	\$ 935,000	\$ -	\$ 220,000	\$ 715,000	\$ 40,000
Unamortized bond premium	6,810	-	485	6,325	-
Total bonds payable	941,810	-	220,485	721,325	40,000
Leases payable	222,035	-	52,780	169,255	54,559
Notes Payable	-	2,000,000	-	2,000,000	354,447
Net pension liability	1,569,930	-	745,712	824,218	-
Compensated absences	249,161	276,320	263,898	261,583	22,759
Gov't activities long-term debt	<u>\$ 2,982,936</u>	<u>\$ 2,276,320</u>	<u>\$ 1,282,875</u>	<u>\$ 3,976,381</u>	<u>\$ 471,765</u>
Business-Type Activities:					
Bonds payable:					
2008 water and sewer refunding bond					
2009 sewer revenue bond	\$ 5,069,000	\$ -	\$ 404,000	\$ 4,665,000	\$ 340,000
2013 Water quality revenue bond	1,905,000	-	109,000	1,796,000	111,000
2014 Water and sewer refunding bond	9,685,000	-	-	9,685,000	120,000
Unamortized bond premium	800,386	-	61,568	738,818	-
2018A water and sewer refunding bond	3,245,000	-	455,000	2,790,000	460,000
Unamortized bond premium	207,502	-	29,643	177,859	-
2018B water and sewer revenue bond	1,283,000	-	24,000	1,259,000	24,000
Total bonds payable	22,194,888	-	1,083,211	21,111,677	1,055,000
Notes Payable	-	-	-	-	-
Net pension liability	400,771	-	184,930	215,841	-
Compensated absences	69,471	63,937	89,084	44,324	6,805
Business type long-term debt	<u>\$ 22,665,130</u>	<u>\$ 63,937</u>	<u>\$ 1,357,225</u>	<u>\$ 21,371,842</u>	<u>\$ 1,061,805</u>

In 2019 the City issued a Lease in the amount of \$274,587. This lease was not captured in the financial statements. The Lease was in the internal service fund. The beginning balance of the changes in long-term debt and the notes for Capital assets has been restated to reflect the issuance of this lease.

Utah State law general obligation debt cannot exceed 12% of total assessed property tax value. For 2020, the City has a general obligation debt limit of \$234,523,291. As of June 30, 2020, the City has no general obligation debt outstanding.

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 11 – STATE RETIREMENT PLANS (Continued)

Description of plans – Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following pension trust funds:

- Public Employees Noncontributory Retirement System (Noncontributory System), which is a multiple employer, cost sharing, public employee retirement system.
- Tier 2 Public Employees contributory Retirement System (Tier 2 Public Employees System), which is a multiple employer, cost sharing, public employee retirement system.
- The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems are members of the Tier 2 Retirement System

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

Benefits Provided – URS Provides retirement, disability, and death benefits. Retirement benefits are as follows:

System	Final average salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Firefighters System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.5% per year to to 20 years; 2.0% per year over 20 years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%

**with actuarial reductions*

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

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 11 – STATE RETIREMENT PLANS (Continued)

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

	Employee Paid	Employer Contribution Rates	Employer rate for 401(k) Plan
Contributory System			
111 - Local Governmental Division Tier 2	N/A	15.660%	1.030%
Noncontributory			
15 - Local Governmental Division Tier 1	N/A	18.470%	N/A
Firefighters Retirement System			
32 - Other Division B	16.71%	7.240%	N/A
132 - Tier 2 DB Hybrid Firefighters	N/A	11.380%	0.70%
Tier 20 DC Only			
211 - Local Government	N/A	6.690%	10.00%
232 - Firefighters	N/A	0.080%	12.00%

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

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

System	Employer Contributions	Employee Contributions
Noncontributory System	\$ 367,383	N/A
Tier 2 Public Employee System	279,125	-
Tier 2 DC Only System	14,001	N/A
	<u>\$ 660,509</u>	<u>\$ -</u>

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

At June 30, 2019 the City reported a net pension asset of \$0 and a net pension liability of \$1,040,058.

	(Measurement Date): December 31, 2019				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2017	Change (Decrease)
Noncontributory System	\$ -	\$ 1,015,409	0.2694202%	0.2618979%	0.0075223%
Tier 2 Public Employees System	-	24,649	0.1095960%	0.0984386%	0.0111574%
Total Net Pension Asset/Liability	<u>\$ -</u>	<u>\$ 1,040,058</u>			

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 11 – STATE RETIREMENT PLANS (Continued)

Combined Pension assets, liabilities, expense, and deferred outflows of resources and deferred inflows of resources related to pensions -

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

For the year ended June 30, 2020, the City recognized pension expense of \$600,939. At June 30, 2020 the City reported deferred outflows of resources and deferred inflows of resources related to pension plans from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 99,259	\$ 23,045
Changes in assumptions	118,069	708
Net difference between projected and actual earnings on the pension plan investments	-	532,450
Changes in proportion and differences between contributions and proportionate shares of contributions	64,486	13,197
Contributions subsequent to the measurement date	337,966	-
Total	<u>\$ 619,780</u>	<u>\$ 569,400</u>

\$337,966 reported as deferred outflows of resources related to pensions resulting from contributions made prior to the fiscal year end, but subsequent to the measurement date of December 31, 2019. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2020	\$ (32,994)
2021	\$ (92,516)
2022	\$ 20,860
2023	\$ (200,261)
2024	\$ 2,546
Thereafter	\$ 14,779

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 11 – STATE RETIREMENT PLANS (Continued)

Noncontributory system pension expense, and deferred outflows and inflows of resources

For the year ended June 30, 2020, the City recognized pension expense of \$462,301 for the noncontributory system. At June 30, 2020 the City reported deferred outflows of resources and deferred inflows of resources related to noncontributory pension plans from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 92,363	\$ 14,586
Changes in assumptions	107,544	-
Net difference between projected and actual earnings on the pension plan investments	-	513,502
Changes in proportion and differences between contributions and proportionate shares of contributions	45,231	13,197
Contributions subsequent to the measurement date	184,267	-
Total	<u>\$ 429,405</u>	<u>\$ 541,285</u>

\$184,267 reported as deferred outflows of resources related to pensions resulting from contributions made prior to the fiscal year end, but subsequent to the measurement date of December 31, 2019. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2020	\$ (30,426)
2021	\$ (90,317)
2022	\$ 19,822
2023	\$ (195,226)
2024	\$ -
Thereafter	\$ -

Tier 2 public employees system pension expense, and deferred outflows and inflows of resources

For the year ended June 30, 2020, the City recognized pension expense of \$138,638 for the Tier 2 public employees system. At June 30, 2020 the City reported deferred outflows of resources and deferred inflows of resources related to Tier 2 public employees pension plans from the following sources:

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 11 – STATE RETIREMENT PLANS *(Continued)*

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 6,896	\$ 8,459
Changes in assumptions	10,525	708
Net difference between projected and actual earnings on the pension plan investments	-	18,948
Changes in proportion and differences between contributions and proportionate shares of contributions	19,255	-
Contributions subsequent to the measurement date	153,698	-
Total	<u>\$ 190,374</u>	<u>\$ 28,115</u>

\$153,698 reported as deferred outflows of resources related to pensions resulting from contributions made prior to the fiscal year end, but subsequent to the measurement date of December 31, 2019. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2020	\$ (2,568)
2021	\$ (2,199)
2022	\$ 1,038
2023	\$ (5,035)
2024	\$ 2,546
Thereafter	\$ 14,779

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 11 – STATE RETIREMENT PLANS *(Continued)*

Actuarial assumptions – The total pension liability in the December 31, 2018, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.25-9.75 percent, average, including inflation
Investment rate of return	6.95 percent, net of pension plan investment expenses, including inflation

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

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

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

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EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 11 – STATE RETIREMENT PLANS (Continued)

Expected Return Arithmetic Basis			
Asset Class	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term Expected Portfolio Real Rate of Return
Equity securities	40%	6.15%	2.46%
Debt securities	20%	0.40%	0.08%
Real assets	15%	5.75%	0.86%
Private equity	9%	9.95%	0.89%
Absolute return	16%	2.85%	0.46%
Cash and cash equivalents	0%	0.00%	0.00%
Totals	100%		4.75%
	Inflation		2.60%
	Expected arithmetic nominal return		7.25%

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

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

Sensitivity of the City's proportionate share of the net pension asset and liability to changes in the discount rate – The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 6.95%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.95%) or 1-percentage-point higher (7.95%) than the current rate:

Proportion Share of	1% Decrease (5.95%)	Discount Rate (6.95%)	1% Increase (7.95%)
Noncontributory Systems	\$ 3,171,477	\$ 1,015,409	\$ (782,729)
Tier 2 Public Employees System	212,559	24,649	(120,571)
Total	<u>\$ 3,384,036</u>	<u>\$ 1,040,058</u>	<u>\$ (903,300)</u>

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 11 – STATE RETIREMENT PLANS (Continued)

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

Defined Contribution Savings Plans

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

Eagle Mountain City participates in the following Defined Contribution Savings plans with the Utah Retirement Systems:

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

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

	<u>2020</u>	<u>2019</u>	<u>2018</u>
401(k) Plan			
Employer Contributions	\$ 90,199	\$ 75,847	\$ 62,936
Employee Contributions	53,295	38,508	29,764
457 Plan			
Employer Contributions	233,773	189,457	168,485
Employee Contributions	173,596	162,568	158,762
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	32,185	41,554	28,097

NOTE 12 - LITIGATION

The City is a defendant in certain legal actions and pending actions or is in process for miscellaneous claims. The ultimate liability that might result from the final resolution of the above matters is not presently determinable. City management is of the opinion that the final outcome of the cases will not have an adverse material affect on the City’s financial statements.

EAGLE MOUNTAIN CITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 13 - RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City participates in the Utah Local Governments Trust (a public entity risk pool). All claims are submitted to the Utah Local Governments Trust, which acts as a commercial insurer. The Association is obligated to pay all claims covered by its plan. All claims are subject to a \$5,000 deductible. The deductible is accrued as a current liability when the claim is incurred. The Utah Local Governments Trust covers claims up to \$10,000,000. The City has not incurred a claim in excess of its coverage for any of the past three fiscal years.

NOTE 14 – CONTINGENT LIABILITIES

The City has entered into agreements with various developers to donate infrastructure that will benefit future development within the city. These developers will be repaid with the impact fees collected from those future developments. Because of the fluctuations in the building market within the City and due to the uncertainty of new developments actually being built, the amounts are not reflected as liabilities on the financial statements. They will be recorded as expenses as the future impact fees are received. The amount of outstanding impact fee reimbursement agreements as of the balance sheet date is \$2,414,322.

NOTE 15 – SUBSEQUENT EVENTS

In preparing these financial statements, the City has evaluated events and transactions for potential recognition or disclosure through December 30, 2020, the date the financial statements were available to be issued.

NOTE 16 – REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY

For the year ended June 30, 2020, the following activity occurred in the City's Redevelopment Agency:

Tax increment collection from other taxing agencies for	
EDA project area	\$123,612
CDA project area	19,757
Tax increment Distributions	
EDA project area	\$115,674
CDA project area	18,768
Amounts expended for Administrative Costs	\$2,500

NOTE 17 - RECLASSIFICATION OF FUNDS

The City has maintained enterprise funds for the Gas, Electric, and Golf Course funds. The assets of those funds have been sold and are no longer operating as enterprise funds. The remaining proceeds from the sales of these funds in the amount of \$6,392,896 were transferred to the general capital projects fund of the City.

REQUIRED SUPPLEMENTAL INFORMATION

EAGLE MOUNTAIN CITY
Required Supplementary Information
Schedule of the Proportionate Share of the Net Pension Liability
June 30, 2020
Last 10 Fiscal Years*

Fiscal Year	Proportion of the	Proportionate share	Covered payroll	Porportionate share of	Plan fiduciary net
	net liability (asset)	of the net pension liability (asset)		the net pension liability (asset) as a percentage of its covered-employee payroll	
Noncontributory System					
2015	0.3418200%	\$ 1,484,263	\$ 2,830,676	52.4%	90.2%
2016	0.2882055%	1,630,807	2,337,197	69.78%	87.80%
2017	0.2514720%	1,606,251	1,989,663	80.73%	87.30%
2018	0.0251466%	1,101,749	1,913,175	57.59%	91.90%
2019	0.2619790%	1,928,544	1,990,978	96.86%	87.00%
2020	0.2694202%	1,015,409	2,003,401	50.68%	93.70%
Tier 2 Public Employees Retirement System					
2015	0.0903999%	(2,740)	444,513	-0.6%	103.50%
2016	0.0953808%	(208)	616,135	-0.030%	100.20%
2017	0.9893570%	11,036	811,348	1.360%	95.10%
2018	0.1030719%	9,088	1,008,808	0.900%	97.40%
2019	0.0984386%	42,159	1,149,735	3.670%	90.80%
2020	0.1095960%	24,649	1,522,444	1.620%	96.50%

* The amounts presented for each fiscal year were determined as of December 31. In accordance with GASB 68, until a full 10-year trend is compiled, information is presented for those years for which information is available.

EAGLE MOUNTAIN CITY

Required Supplementary Information Schedule of Contributions

June 30, 2020

Last 10 Fiscal Years*

	Fiscal year ended June 30,	Contributions in relation to the contractually required contribution		Contribution deficiency (excess)	Covered payroll	Contribution as a percentage of covered employee payroll
		Actuarial Determined Contribution				
Noncontributory System						
	2014	\$ 495,209	\$ 495,209	\$ -	\$ 2,864,137	19.98%
	2015	481,847	481,847	-	2,608,808	22.03%
	2016	394,681	394,681	-	2,136,875	22.19%
	2017	355,432	355,432	-	1,924,378	18.47%
	2018	360,046	360,046	-	1,949,357	18.48%
	2019	371,693	371,693	-	2,012,414	18.47%
	2020	367,383	367,383	-	1,989,079	18.47%
Tier 2 Public Employees Systems						
	2014	38,159	38,159	-	272,757	16.64%
	2015	89,317	89,317	-	597,837	13.85%
	2016	98,396	98,396	-	659,935	12.13%
	2017	138,865	138,865	-	931,353	14.91%
	2018	164,524	164,524	-	1,088,839	15.11%
	2019	197,644	197,644	-	1,271,838	15.54%
	2020	279,125	279,125	-	1,782,409	15.66%
Tier 2 Public Employees DC Only System						
	2014	4,971	4,971	-	89,085	0.00%
	2015	979	979	-	14,572	0.00%
	2016	4,526	4,526	-	67,651	10.02%
	2017	9,203	9,203	-	137,568	6.69%
	2018	11,797	11,797	-	152,142	7.75%
	2019	16,523	16,523	-	184,079	8.98%
	2020	14,001	14,001	-	142,010	9.86%

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

** The amounts presented were determined for the Calendar year January 1-December 31. In accordance with GASB 68, until a full 10-year trend is compiled, information is presented for those years for which information is available.

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance Detail
Budget to Actual
General Fund
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes	\$ 7,147,000	\$ 8,137,000	\$ 8,930,414	\$ 793,414
Licenses and permits	3,612,050	6,009,875	5,939,075	(70,800)
Intergovernmental	1,350,000	1,500,000	2,201,184	701,184
Charges for services	1,397,129	1,379,428	1,428,648	49,220
Miscellaneous	750,775	794,430	1,331,680	537,250
Total revenues	14,256,954	17,820,733	19,831,001	2,010,268
EXPENDITURES				
Current:				
General government:				
Legislative	38,295	60,090	64,423	(4,333)
Recorders	381,115	385,159	338,157	47,002
Attorney	110,000	126,965	148,129	(21,164)
Executive	664,187	691,541	640,094	51,447
Finance	438,127	440,186	409,803	30,383
Engineering	593,779	589,041	564,943	24,098
Information Technology	447,800	338,504	290,097	48,407
Public Information	175,586	176,189	193,198	(17,009)
Building Maintenance	496,868	775,021	806,788	(31,767)
Total general government	3,345,757	3,582,696	3,455,632	127,064
Public safety				
Police	3,210,950	3,255,917	3,024,814	231,103
Planning and zoning	567,745	424,818	447,889	(23,071)
Public works				
Streets and Roads	2,640,717	3,153,003	3,152,777	226
Parks	1,773,547	1,597,343	1,546,435	50,908
Total public works	4,414,264	4,750,346	4,699,212	51,134
Community development				
Youth committee	1,400	1,700	2,659	(959)
Recreation	326,462	323,559	285,047	38,512
Senior council	12,511	13,892	11,881	2,011
Special events	303,165	304,815	167,084	137,731
Building	1,130,529	1,195,057	1,060,291	134,766
Library	397,119	426,327	355,231	71,096
Economic development	162,785	175,557	161,617	13,940
Total community development	2,333,971	2,440,907	2,043,810	397,097
Total expenditures	13,872,687	14,454,684	13,671,357	783,327
Excess (deficit) of revenues over (under) expenditures	384,267	3,366,049	6,159,644	2,793,595
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfers out	60,000	(2,500,000)	(6,000,000)	(3,500,000)
Total other financing sources (uses)	60,000	(2,500,000)	(6,000,000)	(3,500,000)
Net change in fund balance	444,267	866,049	159,644	(706,405)
Fund balances - beginning	3,489,448	3,489,448	3,489,448	-
Fund balances - ending	\$ 3,933,715	\$ 4,355,497	\$ 3,649,092	\$ (706,405)

EAGLE MOUNTAIN CITY
NOTES TO THE REQUIRED SUPPLEMENTARY STATEMENTS
YEAR ENDED JUNE 30, 2020

NOTE 1 – Changes in assumptions

The assumptions and methods used to calculate the total pension liability remain unchanged from the prior year.

NOTE 2 – Budgetary Information

Budgets for the general fund are adopted and presented on a basis consistent with generally accepted accounting principles.

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COMBINING AND INDIVIDUAL FUND STATEMENTS
GOVERNMENTAL FUNDS, PROPRIETARY, AND
INTERNAL SERVICE FUNDS

EAGLE MOUNTAIN CITY
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2020

	Debt Service Special Assess. Area -2014	Special Improv. 2000-1	Special Improv. District 98-1	Special Improv. District 98-3	Special Improv. District 97-1	Impact Fee Parks	Impact Fee Transportation	Cemetery	RDA	Total Nonmajor Governmental Funds
ASSETS										
Cash and cash equivalents	-	-	\$ 113,835	\$ 205,439	\$ -	\$ -	\$ -	\$ 83,804	\$ 17,024	\$ 420,102
Restricted cash	184,102	351,031	-	-	398,520	2,820,024	3,183,669	-	-	6,937,346
Receivables (net):										
Special assessments	667,518	-	-	-	-	-	-	-	-	667,518
Taxes	-	-	-	-	-	-	-	-	145,550	145,550
Intergovernmental	-	-	-	-	-	-	-	-	-	-
Accounts	-	-	-	-	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-	-	-	-	-
Total assets	\$ 851,620	\$ 351,031	\$ 113,835	\$ 205,439	\$ 398,520	\$ 2,820,024	\$ 3,183,669	\$ 83,804	\$ 162,574	\$ 8,170,516
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES										
Liabilities:										
Accounts payable & accrued liabilities	-	-	-	\$ 109,895	\$ 216,196	\$ -	\$ 373,836	\$ 29	\$ -	\$ 699,956
Total liabilities	-	-	-	109,895	216,196	-	373,836	29	-	699,956
Deferred inflows of resources:										
Deferred property taxes levied for future years	667,518	-	-	-	-	-	-	-	145,550	145,550
Deferred for Special Assessments	667,518	-	-	-	-	-	-	-	-	667,518
Total deferred inflows of resources:									145,550	813,068
Fund Balances:										
Fund balances restricted for:										
Impact fees	-	-	-	-	-	2,820,024	2,809,833	-	-	5,629,857
Special Assessments	-	351,031	113,835	95,544	182,324	-	-	-	-	742,734
Assigned for:										
Debt service fund	184,102	-	-	-	-	-	-	-	-	184,102
Special revenue funds	-	-	-	-	-	-	-	83,775	17,024	100,799
Total fund balances	184,102	351,031	113,835	95,544	182,324	2,820,024	2,809,833	83,775	17,024	6,657,492
Total Liabilities, Deferred inflows of resources, and fund balances	\$ 851,620	\$ 351,031	\$ 113,835	\$ 205,439	\$ 398,520	\$ 2,820,024	\$ 3,183,669	\$ 83,804	\$ 162,574	\$ 8,170,516

EAGLE MOUNTAIN CITY
Combining Statement of Revenues, Expenditures, and Changes in Fund Balance
Nonmajor Governmental Funds
For the Year Ended June 30, 2020

	Debt Service		Capital Projects			Impact Fee Parks	Impact Fee Transportation	Special Revenue		Total Nonmajor Governmental Funds
	Special Assess. Area -2014	Debt Service 2000-1	Special Improv. Dist. 98-1	Special Improv. Dist. 98-3	Special Improv. Revenue 97-1				RDA	
REVENUES										
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 143,370	\$ 143,370
Special assessments	168,930	1,938	-	-	-	-	-	-	-	170,868
Impact fees	-	-	-	448,814	882,310	1,579,949	2,445,094	-	-	5,356,167
Charges for services	-	-	-	-	-	-	-	48,250	-	48,250
Intergovernmental	-	-	-	-	-	-	-	-	-	-
Miscellaneous	6,255	6,126	-	-	-	10,501	12,791	-	-	35,673
Total revenues	175,185	8,064	-	448,814	882,310	1,590,450	2,457,885	48,250	143,370	5,754,328
EXPENDITURES										
Current:										
General government	-	-	-	-	-	-	-	-	-	-
Public works	21,770	31	-	359,050	705,848	97,570	847,935	-	-	2,032,204
Community Development	-	-	-	-	-	-	-	18,333	136,942	155,275
Debt service:										
Principal retirement	220,000	-	-	-	-	-	-	-	-	220,000
Interest and fiscal charges	49,238	-	-	-	-	-	-	-	-	49,238
Total expenditures	291,008	31	-	359,050	705,848	97,570	847,935	18,333	136,942	2,456,717
Excess revenues over (under) expenditures	(115,823)	8,033	-	89,764	176,462	1,492,880	1,609,950	29,917	6,428	3,297,611
Other financing sources (uses)										
Transfers in	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	(185,461)	-	-	-	(185,461)
Total other financing sources and uses	-	-	-	-	-	(185,461)	-	-	-	(185,461)
Excess revenues and other sources over (under) expend. and other uses	(115,823)	8,033	-	89,764	176,462	1,307,419	1,609,950	29,917	6,428	3,112,150
Fund balances - beginning of year	299,925	342,998	113,835	5,780	5,862	1,512,605	1,199,883	53,858	10,596	3,545,342
Fund balances - end of year	184,102	351,031	\$ 113,835	\$ 95,544	\$ 182,324	\$ 2,820,024	\$ 2,809,833	\$ 83,775	\$ 17,024	\$ 6,657,492

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Special Improvement District 2000-1
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Special assessments	\$ -	\$ 1,938	\$ 1,938	\$ -
Miscellaneous	-	4,102	6,126	2,024
Impact fees	-	-	-	-
Total revenues	-	6,040	8,064	2,024
EXPENDITURES				
Debt service				
Principal	-	-	-	-
Interest and fees	-	-	-	-
General government	-	-	-	-
Public works	-	-	31	(31)
Total expenditures	-	-	31	(31)
Excess (deficit) of revenues over (under) expenditures	-	6,040	8,033	1,993
OTHER FINANCING SOURCES (USES)				
Operating transfers out	-	-	-	-
Total other financing sources and uses	-	-	-	-
Net change in fund balance	-	6,040	8,033	1,993
Fund balances - beginning	342,998	342,998	342,998	-
Fund balances - ending	<u>\$ 342,998</u>	<u>\$ 349,038</u>	<u>\$ 351,031</u>	<u>\$ 1,993</u>

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Special Assessment Area - 2014
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Special assessments	\$ 200,000	\$ 117,993	\$ 168,930	\$ 50,937
Miscellaneous	8,000	5,684	6,255	571
Total revenues	208,000	123,677	175,185	51,508
EXPENDITURES				
Public works	21,750	22,360	21,770	590
Debt service				
Principal	55,000	55,000	220,000	(165,000)
Interest and fees	60,312	49,812	49,238	574
Total expenditures	137,062	127,172	291,008	(163,836)
Excess (deficit) of revenues over (under) expenditures	70,938	(3,495)	(115,823)	(112,328)
OTHER FINANCING SOURCES (USES)				
Total other financing sources	-	-	-	-
Net change in fund balance	70,938	(3,495)	(115,823)	(112,328)
Fund balances - beginning	299,925	299,925	299,925	-
Fund balances - ending	\$ 370,863	\$ 296,430	\$ 184,102	\$ (112,328)

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Capital Projects Fund
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Totals	
REVENUES				
Intergovernmental	\$ -	\$ -	\$ 16,076	\$ 16,076
Contributions	200,589	770,589	1,316,880	546,291
Miscellaneous	-	-	128,736	128,736
Total Revenues	<u>200,589</u>	<u>770,589</u>	<u>1,461,692</u>	<u>691,103</u>
EXPENDITURES				
Public Works		670	659	11
Capital outlay	<u>6,505,000</u>	<u>6,505,000</u>	<u>5,015,276</u>	<u>1,489,724</u>
Total expenditures	<u>6,505,000</u>	<u>6,505,670</u>	<u>5,015,935</u>	<u>1,489,735</u>
Excess (deficit) of revenues over (under) expenditures	<u>(6,304,411)</u>	<u>(5,735,081)</u>	<u>(3,554,243)</u>	<u>2,180,838</u>
OTHER FINANCING SOURCES (USES)				
Proceeds from issuance of long-term debt	-	-	2,000,000	2,000,000
Transfers in	3,680,000	5,145,000	12,578,357	7,433,357
Transfers out	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other financing sources (uses)	<u>3,680,000</u>	<u>5,145,000</u>	<u>14,578,357</u>	<u>9,433,357</u>
Net change in fund balance	(2,624,411)	(590,081)	11,024,114	11,614,195
Fund balances - beginning	<u>1,263,694</u>	<u>1,263,694</u>	<u>1,263,694</u>	<u>-</u>
Fund balances - ending	<u>\$ (1,360,717)</u>	<u>\$ 673,613</u>	<u>\$ 12,287,808</u>	<u>\$ 11,614,195</u>

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Special Improvement District 98-1
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual	Variance with
	Original	Final	Totals	Final Budget - Positive (Negative)
REVENUES				
Impact fees			\$ -	\$ -
Total revenues	-	-	-	-
EXPENDITURES				
Public works			0	-
Debt service	-	-	-	-
Total expenditures	-	-	-	-
Excess (deficit) of revenues over (under) expenditures	-	-	-	-
OTHER FINANCING SOURCES (USES)				
Net Change in Fund Balance	-	-	-	-
Fund balances - beginning	113,835	113,835	113,835	-
Fund balances - ending	\$ 113,835	\$ 113,835	\$ 113,835	\$ -

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Special Improvement District 98-3
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Miscellaneous	\$ -	\$ -	\$ -	\$ -
Impact fees	150,000	415,259	448,814	33,555
Total revenues	150,000	415,259	448,814	33,555
EXPENDITURES				
Public works	120,000	193,097	359,050	(165,953)
Total expenditures	120,000	193,097	359,050	(165,953)
Excess (deficit) of revenues over (under) expenditures	30,000	222,162	89,764	(132,398)
OTHER FINANCING SOURCES (USES)				
Operating transfers out		-	-	-
Total other financing sources	-	-	-	-
Net change in fund balance	30,000	222,162	89,764	(132,398)
Fund balances - beginning	5,780	5,780	5,780	-
Fund balances - ending	\$ 35,780	\$ 227,942	\$ 95,544	\$ (132,398)

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Special Improvement District 97-1
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Totals	
REVENUES				
Miscellaneous	\$ 10	\$ -	\$ -	\$ -
Impact fees	300,000	816,085	882,310	66,225
Total revenues	300,010	816,085	882,310	66,225
EXPENDITURES				
Public works	240,020	379,084	705,848	(326,764)
Total expenditures	240,020	379,084	705,848	(326,764)
Excess (deficit) of revenues over (under) expenditures	59,990	437,001	176,462	(260,539)
OTHER FINANCING SOURCES (USES)				
Operating transfers out	-	-	-	-
Total other financing sources	-	-	-	-
Net change in fund balance	59,990	437,001	176,462	(260,539)
Fund balances - beginning	5,862	5,862	5,862	-
Fund balances - ending	\$ 65,852	\$ 442,863	\$ 182,324	\$ (260,539)

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Parks Impact Fee
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Miscellaneous	\$ 12,000	\$ 11,297	\$ 10,501	\$ (796)
Impact fees	875,000	875,000	1,579,949	704,949
Total revenues	887,000	886,297	1,590,450	704,153
EXPENDITURES				
Public works	120,000	156,809	97,570	59,239
Total expenditures	120,000	156,809	97,570	59,239
Excess (deficit) of revenues over (under) expenditures	767,000	729,488	1,492,880	763,392
OTHER FINANCING SOURCES (USES)				
Transfers Out	(520,000)	(520,000)	(185,461)	334,539
Total other financing sources	(520,000)	(520,000)	(185,461)	334,539
Net change in fund balance	247,000	209,488	1,307,419	1,097,931
Fund balances - beginning	1,512,605	1,512,605	1,512,605	-
Fund balances - ending	\$ 1,759,605	\$ 1,722,093	\$ 2,820,024	\$ 1,097,931

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Transportation Impact Fee
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Totals	
REVENUES				
Miscellaneous	\$ 15,000	\$ 13,761	\$ 12,791	\$ (970)
Impact fees	1,337,800	2,247,076	2,445,094	198,018
Total revenues	1,352,800	2,260,837	2,457,885	197,048
EXPENDITURES				
Public works	595,000	769,898	847,935	(78,037)
Total expenditures	595,000	769,898	847,935	(78,037)
Excess (deficit) of revenues over (under) expenditures	757,800	1,490,939	1,609,950	119,011
OTHER FINANCING SOURCES (USES)				
Operating transfers in		-	-	-
Operating transfers out	-	-	-	-
Total other financing sources	-	-	-	-
Net change in fund balance	757,800	1,490,939	1,609,950	119,011
Fund balances - beginning	1,199,883	1,199,883	1,199,883	-
Fund balances - ending	\$ 1,957,683	\$ 2,690,822	\$ 2,809,833	\$ 119,011

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Cemetery Fund
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual Totals	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Charges for Services	\$ 30,600	\$ 52,817	\$ 48,250	\$ (4,567)
Intergovernmental	-	-	-	-
Total revenues	<u>30,600</u>	<u>52,817</u>	<u>48,250</u>	<u>(4,567)</u>
EXPENDITURES				
Community Development	<u>71,891</u>	<u>27,771</u>	<u>18,333</u>	<u>9,438</u>
Total expenditures	<u>71,891</u>	<u>27,771</u>	<u>18,333</u>	<u>9,438</u>
Excess (deficit) of revenues over (under) expenditures	<u>(41,291)</u>	<u>25,046</u>	<u>29,917</u>	<u>4,871</u>
OTHER FINANCING SOURCES (USES)				
Operating Transfers In	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	(41,291)	25,046	29,917	4,871
Fund balances - beginning	<u>53,858</u>	<u>53,858</u>	<u>53,858</u>	<u>-</u>
Fund balances - ending	<u>\$ 12,567</u>	<u>\$ 78,904</u>	<u>\$ 83,775</u>	<u>\$ 4,871</u>

EAGLE MOUNTAIN CITY
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual
Redevelopment Agency
For the Year Ended June 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Totals	
REVENUES				
Taxes	\$ 96,433	\$ 143,370	\$ 143,370	\$ -
Total revenues	96,433	143,370	143,370	-
EXPENDITURES				
Community Development	96,433	136,942	136,942	-
Total expenditures	96,433	136,942	136,942	-
Excess (deficit) of revenues over (under) expenditures	-	6,428	6,428	-
OTHER FINANCING SOURCES (USES)				
Operating Transfers In		-	-	-
Total other financing sources	-	-	-	-
Net change in fund balance	-	6,428	6,428	-
Fund balances - beginning	10,596	10,596	10,596	-
Fund balances - ending	\$ 10,596	\$ 17,024	\$ 17,024	\$ -

EAGLE MOUNTAIN CITY
Combining Statement of Net Position
Nonmajor Proprietary Funds
June 30, 2020

	Garbage	Electric	Gas	Golf Course	Total
<u>ASSETS</u>					
Current assets:					
Cash and cash equivalents	\$ 867,848	\$ -	\$ -	\$ -	\$ 867,848
Accounts receivable - net	187,413	-	-	-	187,413
Total current assets	1,055,261	-	-	-	1,055,261
Noncurrent assets:					
Investments	-	-	-	-	-
Note Receivable -(net of current portion)	-	-	-	-	-
Total noncurrent assets	-	-	-	-	-
Total assets	1,055,261	-	-	-	1,055,261
<u>DEFERRED OUTFLOWS OF RESOURCES</u>					
Total deferred outflow of resources	-	-	-	-	-
Current liabilities:					
Accounts payable and accrued liabilities	119,443	-	-	-	119,443
Total current liabilities	119,443	-	-	-	119,443
Noncurrent liabilities:					
Total noncurrent liabilities	-	-	-	-	-
Total liabilities	119,443	-	-	-	119,443
<u>DEFERRED INFLOWS OF RESOURCES</u>					
Total deferred outflow of resources	-	-	-	-	-
Net Position:					
Unrestricted	935,818	-	-	-	935,818
Total net Position	\$ 935,818	\$ -	\$ -	\$ -	\$ 935,818

EAGLE MOUNTAIN CITY
Combining Statement of Revenues, Expenses, and Changes in Fund Net Position
Nonmajor Proprietary Funds
For the Year Ended June 30, 2020

	Garbage	Electric	Gas	Golf Course	Total
Operating revenues:					
Charges for services	\$ 1,694,758	\$ -	\$ -	\$ -	\$ 1,694,758
Other operating revenue	-	-	-	-	-
Total operating revenues	<u>1,694,758</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,694,758</u>
Operating expenses:					
Salaries and wages	832	-	-	-	832
Purchased services	1,371,151	-	-	-	1,371,151
Materials and supplies	25,340	-	-	-	25,340
Miscellaneous	-	-	-	-	-
Total operating expenses	<u>1,397,323</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,397,323</u>
Operating income	<u>297,435</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>297,435</u>
Nonoperating revenues (expenses):					
Interest revenue	35,141	-	-	-	35,141
Impact Fees	-	-	-	-	-
Interest expense and fiscal charges	-	-	-	-	-
Other Income	-	-	-	-	-
Total nonoperating revenues (expenses)	<u>35,141</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>35,141</u>
Net income (loss) before contributions and transfers	<u>332,576</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>332,576</u>
Contributions and transfers					
Operating transfers out	-	(55,791)	(5,631,133)	(705,972)	(6,392,896)
Total contributions and transfers	<u>-</u>	<u>(55,791)</u>	<u>(5,631,133)</u>	<u>(705,972)</u>	<u>(6,392,896)</u>
Change in net Position	<u>332,576</u>	<u>(55,791)</u>	<u>(5,631,133)</u>	<u>(705,972)</u>	<u>(6,060,320)</u>
Total net position - beginning	<u>603,242</u>	<u>55,791</u>	<u>5,631,133</u>	<u>705,972</u>	<u>6,996,138</u>
Total net position - ending	<u>\$ 935,818</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 935,818</u>

EAGLE MOUNTAIN CITY
Combining Statement of Cash Flows
Nonmajor Proprietary Funds
For the Year Ended June 30, 2020

	Garbage	Electric	Gas	Golf Course	Total
Cash Flows From Operating Activities					
Receipts from customers	\$ 1,671,958	\$ 38,970	\$ 111,950	\$ 702,908	\$ 2,525,786
Payments to employees	(832)	-	-	-	(832)
Payments to suppliers	(1,396,683)	(2,534)	(113)	-	(1,399,330)
Net cash provided (used) by operating activities	274,443	36,436	111,837	702,908	1,125,624
Cash Flows From Noncapital Financing Activities					
Transfers In	-	-	-	-	-
Transfers Out	-	(55,791)	(5,631,133)	(705,972)	(6,392,896)
Other Income	-	-	-	-	-
Net cash provided (used) by noncapital financing activities	-	(55,791)	(5,631,133)	(705,972)	(6,392,896)
Cash Flows From Capital and Related Financing Activities					
Net cash provided (used) by capital and related financing activities	-	-	-	-	-
Cash Flows From Investing Activities					
Interest and dividends received	35,141	-	-	-	35,141
Net cash provided (used) by investing and related financing activities	35,141	-	-	-	35,141
Net increase (decrease) in cash and cash equivalents	309,584	(19,355)	(5,519,296)	(3,064)	(5,232,131)
Cash and cash equivalents - beginning	558,264	19,355	5,519,296	3,064	6,099,979
Cash and cash equivalents (deficit) - end	\$ 867,848	\$ -	\$ -	\$ -	\$ 867,848
Reconciliation of operating income to net cash provided (used) by operating activities:					
Operating income	\$ 297,435	\$ -	\$ -	\$ -	\$ 297,435
Adjustments to reconcile operating income to net cash provided (used) by					
(Inc.)/decrease in accounts rec.	(22,800)	38,970	111,950	702,908	831,028
(Inc.)/decrease in deferred outflows	-	-	-	-	-
Increase/(decr.) in net pension liability	-	-	-	-	-
Increase/(decr.) in deferred inflows	-	-	-	-	-
Increase/(decr.) in accounts payable	(192)	(2,534)	(113)	-	(2,839)
Total adjustments	(22,992)	36,436	111,837	702,908	828,189
Net cash provided (used) by operating activities	\$ 274,443	\$ 36,436	\$ 111,837	\$ 702,908	\$ 1,125,624

EAGLE MOUNTAIN CITY
Combining Statement of Net Position
Internal Service Funds
June 30, 2020

	<u>Fleet</u>	<u>Utility Billing</u>	<u>GIS Services</u>	<u>Total</u>
<u>ASSETS</u>				
Current assets:				
Cash and cash equivalents	\$ 962,262	115,391	\$ 77,987	\$ 1,155,640
Total current assets	<u>962,262</u>	<u>115,391</u>	<u>77,987</u>	<u>1,155,640</u>
Noncurrent assets:				
Land, equipment, buildings and improvement	3,707,553	13,996	34,582	3,756,131
Less: Accumulated depreciation	<u>(2,127,695)</u>	<u>(13,996)</u>	<u>(34,582)</u>	<u>(2,176,273)</u>
Total noncurrent assets	<u>1,579,858</u>	<u>-</u>	<u>-</u>	<u>1,579,858</u>
Total assets	<u>2,542,120</u>	<u>115,391</u>	<u>77,987</u>	<u>2,735,498</u>
<u>DEFERRED OUT FLOW OF RESOURCES</u>				
Pension related costs	<u>-</u>	<u>11,107</u>	<u>11,107</u>	<u>22,214</u>
<u>LIABILITIES</u>				
Current liabilities:				
Accounts payable and accrued liabilities	3,160	1,954	1,144	6,258
Current portion of long-term debt	<u>54,559</u>	<u>-</u>	<u>-</u>	<u>54,559</u>
Total current liabilities	<u>57,719</u>	<u>1,954</u>	<u>1,144</u>	<u>60,817</u>
Noncurrent liabilities:				
Compensated absences	18,599	1,016	2,984	22,599
Net pension liability	-	18,639	18,639	37,278
Lease payable - net of current portion	<u>114,695</u>	<u>-</u>	<u>-</u>	<u>114,695</u>
Total noncurrent liabilities	<u>133,294</u>	<u>19,655</u>	<u>21,623</u>	<u>174,572</u>
Total liabilities	<u>191,013</u>	<u>21,609</u>	<u>22,767</u>	<u>235,389</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>				
Pension related costs	<u>-</u>	<u>10,204</u>	<u>10,204</u>	<u>20,408</u>
Net Position:				
Net investment in capital assets	1,410,604	-	-	1,410,604
Unrestricted	<u>940,503</u>	<u>94,685</u>	<u>56,123</u>	<u>1,091,311</u>
Total net Position	<u>\$ 2,351,107</u>	<u>\$ 94,685</u>	<u>\$ 56,123</u>	<u>\$ 2,501,915</u>

EAGLE MOUNTAIN CITY
Combining Statement of Revenues, Expenses, and Changes in Fund Net Position
Internal Service Funds
For the Year Ended June 30, 2020

	Fleet	Utility Billing	GIS Services	Total
Operating revenues:				
Charges for services	\$ 1,023,278	\$ 264,253	\$ 120,902	\$ 1,408,433
Other operating revenue	3,591	-	-	3,591
Total operating revenues	1,026,869	264,253	120,902	1,412,024
Operating expenses:				
Salaries and wages	75,346	174,072	91,580	340,998
Purchased services	14,667	82,460	26,303	123,430
Materials and supplies	209,269	-	-	209,269
Depreciation and amortization	388,035	2,333	1,730	392,098
Miscellaneous	-	3,802	-	3,802
Total operating expenses	687,317	262,667	119,613	1,069,597
Operating income	339,552	1,586	1,289	342,427
Nonoperating revenues (expenses):				
Interest revenue	28,112	-	-	28,112
Gain (Loss) on sale of assets	-	-	-	-
Interest expense	(15,194)	-	-	(15,194)
Total nonoperating revenues (expenses)	12,918	-	-	12,918
Net income (loss) before contributions and transfers	352,470	1,586	1,289	355,345
Contributions and transfers				
Total contributions and transfers	-	-	-	-
Change in net Position	352,470	1,586	1,289	355,345
Total net position - beginning	1,998,637	93,099	54,834	2,146,570
Total net position - ending	\$ 2,351,107	\$ 94,685	\$ 56,123	\$ 2,501,915

EAGLE MOUNTAIN CITY
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended June 30, 2020

	Fleet	Utility Billing	GIS Services	Total
Cash Flows From Operating Activities				
Receipts from customers	\$ 1,026,869	\$ 264,253	\$ 120,902	\$ 1,412,024
Payments to employees	(70,854)	(180,890)	(83,011)	(334,755)
Payments to suppliers	(769,099)	(91,914)	(26,756)	(887,769)
Net cash provided (used) by operating activities	186,916	(8,551)	11,135	189,500
Cash Flows From Noncapital Financing Activities				
Net cash provided (used) by noncapital financing activities	-	-	-	-
Cash Flows From Capital and Related Financing Activities				
Proceeds from the sale of assets	-	-	-	-
Acquisition of capital assets	(316,375)	-	-	(316,375)
Principal paid on outstanding debt	(52,780)	-	-	(52,780)
Interest paid on outstanding debt	(7,483)	-	-	(7,483)
Net cash provided (used) by capital and related financing activities	(376,638)	-	-	(376,638)
Cash Flows From Investing Activities				
Interest and dividends received	28,112	-	-	28,112
Net cash provided (used) by investing and related financing activities	28,112	-	-	28,112
Net increase (decrease) in cash and cash equivalents	(161,610)	(8,551)	11,135	(159,026)
Cash and cash equivalents - beginning	1,123,872	123,942	66,852	1,314,666
Cash and cash equivalents (deficit) - end	<u>\$ 962,262</u>	<u>\$ 115,391</u>	<u>\$ 77,987</u>	<u>\$ 1,155,640</u>
Reconciliation of operating income to net cash provided (used) by operating activities:				
Operating income	\$ 339,552	\$ 1,586	\$ 1,289	\$ 342,427
Adjustments to reconcile operating income to net cash provided (used) by				
Depreciation expense	388,035	2,333	1,730	392,098
(Increase)/decrease in deferred outflows	-	9,167	(970)	8,197
Increase/(decrease) in accounts payable	(545,163)	(5,652)	(453)	(551,268)
Increase/(decrease) in net pension liability	-	(19,259)	(310)	(19,569)
Increase/(decrease) in deferred inflows	-	7,658	8,931	16,589
Increase/(decrease) in compensated absences	4,492	(4,384)	918	1,026
Total adjustments	(152,636)	(10,137)	9,846	(152,927)
Net cash provided (used) by operating activities	<u>\$ 186,916</u>	<u>\$ (8,551)</u>	<u>\$ 11,135</u>	<u>\$ 189,500</u>

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STATISTICAL SECTION

FINANCIAL TRENDS

Pages 92-97 of the Statistical Section of this report show financial trends in the City over the last ten years, both for governmental activities as well as business-type activities (proprietary or enterprise funds)

EAGLE MOUNTAIN CITY Net Position by Component Last Ten Fiscal Years (accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Governmental activities										
Invested in capital assets*	\$ 46,497,009	\$ 49,118,537	\$ 47,599,396	\$ 47,939,072	\$ 59,048,455	\$ 66,092,722	\$ 76,834,279	\$ 77,979,425	\$ 88,966,275	\$ 105,517,474
Restricted	714,724	542,636	510,486	668,962	1,081,833	1,642,085	1,107,530	2,061,683	2,712,487	5,629,857
Unrestricted	9,051,382	7,743,147	7,213,734	9,891,812	6,694,321	5,176,939	6,950,460	7,865,614	7,919,700	18,283,015
Total governmental activities	56,263,115	57,404,320	55,323,616	58,499,846	66,824,609	72,911,746	84,892,269	87,906,722	99,598,462	129,430,346
Business-type activities										
Invested in capital assets*	29,952,526	31,476,911	30,175,509	32,487,480	32,767,922	38,007,144	43,226,694	62,953,936	78,428,437	101,889,316
Restricted	1,429,319	2,074,128	2,326,787	2,712,824	1,239,952	2,992,801	4,132,156	4,974,285	12,311,560	20,270,583
Unrestricted	13,459,716	12,984,090	12,116,297	13,123,112	19,392,299	17,900,677	18,406,880	20,179,446	19,101,283	17,016,866
Total business-type activities net position	44,841,561	46,535,129	44,618,593	48,323,416	53,400,173	58,900,622	65,765,730	88,107,667	109,841,280	139,176,765
Primary government										
Invested in capital assets*	76,449,535	80,595,448	77,774,905	80,426,552	91,816,377	104,099,866	120,060,973	140,933,361	167,394,712	207,406,790
Restricted	2,144,043	2,616,764	2,837,273	3,381,786	2,321,785	4,634,886	5,239,686	7,035,968	15,024,047	25,900,440
Unrestricted	22,511,098	20,728,237	19,330,031	23,014,924	26,086,621	23,077,616	25,357,340	28,045,061	27,020,983	35,299,881
Total primary government net position	\$ 101,104,676	\$ 103,940,449	\$ 99,942,209	\$ 106,823,262	\$ 120,224,783	\$ 131,812,368	\$ 150,657,999	\$ 176,014,390	\$ 209,439,742	\$ 268,607,111

Source: Eagle Mountain City

*Net of Related Debt

EAGLE MOUNTAIN CITY

Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Expenses										
Government activities:										
General government	\$ 2,990,083	\$ 3,153,351	\$ 3,121,417	\$ 2,731,266	\$ 2,555,214	\$ 3,257,256	\$ 3,075,688	\$ 3,251,578	\$ 3,544,085	\$ 3,501,474
Public safety	3,365,961	3,293,066	3,581,943	2,083,205	2,352,818	2,286,418	2,332,378	2,550,530	2,682,316	3,019,448
Highways & public works	3,214,925	3,213,528	3,973,735	4,516,101	6,730,966	6,496,475	7,506,410	7,023,575	9,405,363	10,116,835
Community development	1,412,892	1,018,550	1,280,805	1,036,699	876,459	1,174,443	1,281,716	2,088,942	1,995,945	2,143,788
Planning	272,774	427,747	357,287	327,311	395,512	380,673	508,154	468,853	475,935	432,853
Interest on long-term debt	547,600	476,291	308,993	243,250	160,767	166,707	68,597	62,215	54,343	49,203
Total governmental activities expense	11,804,235	11,582,533	12,624,180	10,937,832	13,071,736	13,761,972	14,772,943	15,445,693	18,157,987	19,263,602
Business-type activities										
Water utility	2,662,958	2,770,503	2,692,125	3,017,295	3,589,243	4,077,461	4,217,435	4,500,613	4,989,887	6,834,214
Sewer utility	2,789,203	2,957,091	3,014,536	2,899,340	3,510,591	3,923,954	4,004,069	3,988,418	4,475,542	4,785,726
Electric utility	7,681,522	8,608,622	9,819,481	10,135,436	9,834,298	95,183	61,235	-	-	-
Gas utility	3,538,421	3,789,711	3,494,341	4,102,155	3,452,371	79,069	61,731	-	-	-
Golf Course	287,459	-	-	-	-	-	-	-	-	-
Storm Drain	-	-	-	-	-	-	-	921,619	952,274	1,024,911
Non Major Business	859,093	1,202,245	3,047,851	1,061,465	1,031,895	1,148,040	1,310,495	1,342,353	1,717,825	1,384,721
Total business-type activities expense	17,818,656	19,328,172	22,068,334	21,215,691	21,418,398	9,323,707	9,654,965	10,753,003	12,135,528	14,029,572
Total primary government expenses	29,622,891	30,910,705	34,692,514	32,153,523	34,490,134	23,085,679	24,427,908	26,198,696	30,293,515	33,293,174
Program Revenues										
Governmental activities										
Charges for services:	3,916,189	4,167,532	4,685,581	3,485,946	3,574,307	4,569,333	4,898,084	5,065,769	6,258,526	7,422,231
Operating grants and contributions	442,020	198,014	138,386	29,359	14,442	52,235	24,429	20,065	32,444	1,457,357
Capital grants and contributions	3,016,669	4,365,668	1,742,092	6,473,181	10,865,051	10,001,603	13,384,998	13,747,878	14,042,049	24,244,422
Total governmental activities programs revenues	7,374,878	8,731,214	6,566,059	9,988,486	14,453,800	14,623,171	18,307,511	18,833,712	20,333,019	33,124,010
Business-type activities:										
Charges for services:	17,864,153	19,213,210	20,737,488	24,004,272	20,171,460	11,472,554	13,254,589	15,561,474	18,006,742	22,003,328
Operating grants and contributions	-	-	-	-	-	-	-	-	-	-
Capital grants and contributions	729,027	1,381,304	231,593	948,298	4,418,845	3,431,786	6,250,205	10,420,966	17,257,782	27,754,625
Total business-type activities program revenues	18,593,180	20,594,514	20,969,081	24,952,570	24,590,305	14,904,340	19,504,794	25,982,440	35,264,524	49,757,953
Total primary governmental program revenues	25,968,058	29,325,728	27,535,140	34,941,056	39,044,105	29,527,511	37,812,305	44,816,152	55,597,543	82,881,963

EAGLE MOUNTAIN CITY
Changes in Net Position (cont.)
Last Ten Fiscal Years
(accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Net (Expense)/Revenue										
Governmental activities	\$ (4,429,357)	\$ (2,851,319)	\$ (6,058,121)	\$ (949,346)	\$ 1,382,064	\$ 861,199	\$ 3,534,568	\$ 3,388,019	\$ 2,175,032	\$ 13,860,408
Business-type activities	774,524	1,266,342	(1,099,253)	3,736,879	3,171,907	5,580,633	9,849,829	15,229,437	23,128,996	35,728,381
Total Primary government net expense	(3,654,833)	(1,584,977)	(7,157,374)	2,787,533	4,553,971	6,441,832	13,384,397	18,617,456	25,304,028	49,588,789
General Revenues and Other Changes in Net Position										
Governmental activities										
Taxes										
Property taxes	943,293	1,194,590	1,378,945	1,124,767	1,089,674	1,202,258	1,377,090	1,488,313	1,693,461	1,873,536
General sales & use tax	1,809,411	1,918,612	2,053,493	2,246,317	2,478,132	2,751,058	3,139,809	3,659,450	4,344,548	5,333,067
Franchise tax	870,743	840,600	869,847	697,421	870,287	1,110,170	1,224,569	1,196,977	1,224,736	1,868,869
Other	-	-	-	-	-	-	-	-	-	-
Interest earnings	62,486	38,722	26,550	25,015	43,559	82,267	204,058	394,194	858,582	503,107
Contribution of assets from Utility Funds	-	-	-	-	3,852,118	-	-	-	-	-
Gain (loss) on sale of capital assets	2,790	-	-	-	(297,188)	-	-	-	-	-
Transfers	-	-	-	32,056	195,519	80,184	2,684,721	(7,112,500)	1,395,382	6,392,896
Total Governmental activities	3,688,723	3,992,524	4,328,835	4,125,576	8,232,101	5,225,937	8,630,247	(373,566)	9,516,709	15,971,475
Other Business-type activities:										
Gain (loss) on disposition of capital assets	-	428,227	-	-	6,234,012	-	-	-	-	-
Contribution of assets from Utility Funds	-	-	-	-	(3,852,118)	-	-	-	-	-
Transfers	-	-	-	(32,056)	(195,519)	(80,184)	(2,684,721)	7,112,500	(1,395,382)	(6,392,896)
Total Other Business-type activities	-	428,227	-	(32,056)	2,186,375	(80,184)	(2,684,721)	7,112,500	(1,395,382)	(6,392,896)
Change in Net Position										
Governmental activities	(740,634)	1,141,205	(1,729,286)	3,176,230	9,614,165	6,087,136	12,164,815	3,014,453	11,691,741	29,831,883
Business-type activities	774,524	1,694,569	(1,099,253)	3,704,823	5,358,282	5,500,449	7,165,108	22,341,937	21,733,614	29,335,485
Total primary government	\$ 33,890	\$ 2,835,774	\$ (2,828,539)	\$ 6,881,053	\$ 14,972,447	\$ 11,587,585	\$ 19,329,923	\$ 25,356,390	\$ 33,425,355	\$ 59,167,368

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
General Fund										
Restricted	\$ 259,994	\$ 322,006	\$ 20,468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	744,883	1,078,312	1,870,514	2,602,459	2,162,826	3,070,888	2,959,323	2,862,311	3,489,448	3,649,092
Total general fund	\$ 1,004,877	\$ 1,400,318	\$ 1,890,982	\$ 2,602,459	\$ 2,162,826	\$ 3,070,888	\$ 2,959,323	\$ 2,862,311	\$ 3,489,448	\$ 3,649,092
All Other Governmental Funds										
Restricted	\$ 454,730	\$ 2,277,180	\$ 2,041,588	\$ 1,688,626	\$ 1,934,908	\$ 2,350,766	\$ 2,463,417	\$ 3,433,976	\$ 3,180,962	\$ 6,372,591
Assigned		498,146	861,413	2,073,633	965,104	428,063	2,303,926	1,771,422	1,628,073	12,572,709
Unassigned reported in										
Special Revenue Funds	1,291,126									
Capital Projects Funds	583,268									
Nonmajor	1,371,682									
Total all other governmental funds	\$ 3,700,806	\$ 2,775,326	\$ 2,903,001	\$ 3,762,259	\$ 2,900,012	\$ 2,778,829	\$ 4,767,343	\$ 5,205,398	\$ 4,809,035	\$ 18,945,300

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY

Changes in Fund Balances, Governmental Funds

Last Ten Fiscal Years

(modified accrual basis of accounting)

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Revenues										
Taxes	\$ 3,725,354	\$ 3,983,273	\$ 4,260,060	\$ 4,128,574	\$ 4,438,660	\$ 5,060,489	\$ 5,734,815	\$ 6,344,105	\$ 7,258,837	\$ 9,073,784
Licenses, fees, and permits	582,467	705,536	1,124,774	1,552,860	1,662,088	2,214,940	2,895,474	3,454,239	4,745,362	5,939,075
Intergovernmental	1,470,391	1,148,673	1,047,984	778,765	821,777	948,648	1,336,283	1,520,620	1,479,142	2,217,260
Charges for services	3,221,891	3,361,767	3,428,521	1,882,121	1,855,281	2,039,483	1,686,659	1,304,991	1,347,173	1,476,898
Special assessments	833,525	650,680	398,497	867,149	422,258	1,922,459	307,641	258,551	225,728	170,868
Contributions	-	-	-	-	-	-	-	-	-	1,316,880
Impact fees	372,702	434,374	877,598	1,495,226	1,523,058	2,024,613	3,308,604	3,402,318	3,250,639	5,356,167
Miscellaneous	549,381	138,951	158,836	120,980	313,700	767,731	666,876	1,310,833	2,304,165	1,496,089
Total Revenues	10,755,711	10,423,254	11,296,270	10,825,675	11,036,822	14,978,363	15,936,352	17,595,657	20,611,046	27,047,021
Expenditures										
Current:										
General Government	3,030,497	3,001,105	3,109,776	2,703,466	2,617,687	3,222,850	3,027,034	3,294,126	3,421,616	3,455,632
Community Development	1,423,667	1,037,651	1,266,531	1,027,595	1,106,656	1,245,069	1,217,788	2,122,126	2,026,336	2,199,085
Public Works	1,452,650	1,249,543	1,863,423	3,412,266	3,136,684	2,880,937	4,799,868	5,087,135	6,683,232	6,732,075
Public Safety	3,312,336	3,246,420	2,806,751	2,065,929	2,367,014	2,286,418	2,332,378	2,550,530	2,688,014	3,024,814
Planning and Zoning	270,376	432,894	348,991	317,400	386,939	415,180	487,486	492,349	469,353	447,889
Finance & Admin. Services										
Tax Increment Distributions										
Debt service										
Principal Retirement	1,133,000	1,092,000	854,000	3,651,000	940,000	1,817,000	180,000	155,000	140,000	220,000
Bond Issuance Costs				123,286	-	-	-			
Interest and Fiscal Charges	511,161	416,682	313,772	226,440	277,744	180,379	70,618	64,152	54,588	49,238
Capital Outlay	1,363,216	476,999	144,662	375,859	1,664,752	2,223,822	4,444,671	6,597,297	8,906,776	5,015,276
Total expenditures	12,496,903	10,953,294	10,707,906	13,903,241	12,497,476	14,271,655	16,559,843	20,362,715	24,389,915	21,144,009
Excess of revenues over (under) expenditure	(1,741,192)	(530,040)	588,364	(3,077,566)	(1,460,654)	706,708	(623,491)	(2,767,058)	5,903,012	5,903,012

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Changes in Fund Balances, Governmental Funds (cont.)
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Other Financing Sources (Uses)										
Issuance of long term debt										\$ 2,000,000
Proceeds from Issuance of Long-Term Debt					\$ 497,516					
Proceeds from Asset Disposals					(412,000)					
Loss on Grant Noncompliance				\$ 4,616,245						
Debt Proceeds			\$ 30,000						\$ 2,614,261	
Contributions										
Transfer in	\$ 478,504	\$ 400,426	608,584	660,676	2,154,692	\$ 1,802,835	\$ 6,527,733	\$ 6,091,881	6,050,244	12,578,357
Transfers out	(478,504)	(400,426)	(608,584)	(628,620)	(2,081,434)	(1,722,651)	(3,843,012)	(2,983,780)	(4,654,862)	(6,185,461)
Total other financing sources (uses)	0	0	30,000	4,648,301	158,774	80,184	2,684,721	3,108,101	4,009,643	8,392,896
Net change in fund balances	\$ (1,741,192)	\$ (530,040)	\$ 618,364	\$ 1,570,735	\$ (1,301,880)	\$ 786,892	\$ 2,061,230	\$ 9,011,113	\$ 9,912,655	\$ 14,295,908
Debt service as a percentage of noncapital expenditures	14.77%	14.40%	11.06%	28.66%	11.24%	16.58%	2.18%	1.18%	1.18%	2.02%

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY

Assessed Value and Estimated Actual Value of Taxable Property Last Ten Fiscal Years

Fiscal Year	Commercial and				Less: Tax-				Total Taxable Assessed Value	Total Direct Tax Rate	Actual Market Value
	Residential Property (1)	Industrial Property (2)	Agricultural Property	FAA	Unimproved Non FAA-Vacant	Centrally Assessed Values	Exempt Property				
2011	584,256,640	29,931,499	944,800	1,029,619	14,520,156	32,887,551	49,382,126	614,188,139	0.1510%	1,116,705,707	
2012	535,698,926	13,742,397	1,794,000	1,067,528	73,571,670	35,388,207	111,821,405	549,441,323	0.1636%	998,984,224	
2013	686,272,348	17,590,268	2,296,320	1,366,436	94,171,737	33,929,671	131,764,164	703,862,616	0.1668%	1,279,750,211	
2014	576,027,914	15,222,724	1,744,200	1,080,159	75,696,353	33,929,671	112,450,383	591,250,638	0.1380%	1,075,001,160	
2015	694,523,745	19,539,846	3,722,200	1,017,153	74,765,712	33,648,886	113,153,951	714,063,591	0.1192%	1,298,297,438	
2016	790,828,684	21,392,771	3,835,800	984,050	104,647,449	39,069,499	148,536,798	812,221,455	0.1118%	1,476,766,282	
2017	906,140,094	31,143,681	3,824,900	1,120,838	104,011,021	56,115,663	165,072,422	937,283,775	0.1081%	1,704,152,318	
2018	1,067,667,701	39,055,681	3,801,500	1,131,057	102,934,380	68,680,398	176,547,335	1,106,723,382	0.1011%	2,012,224,331	
2019	1,297,402,260	35,740,400	4,614,600	1,131,645	137,319,730	75,834,551	218,900,526	1,333,142,660	0.0924%	2,156,381,254	
2020	1,600,758,645	70,638,537	4,960,000	1,062,090	184,344,330	82,271,632	272,638,052	1,944,035,234	0.0825%	3,253,185,989	

Source: Utah State Tax Commission

*2013 figures are estimates

1) Residential Property has been combined with 'Personal Property-Primary Mobile Homes'

2) Commercial and Industrial Property has been combined with 'Personal Property-Other Property'

REVENUE CAPACITY

Pages 98-105 of the Statistical Section of this report show the revenue capacity for the City from taxes and fees. Also shown are taxable values for property within the City.

EAGLE MOUNTAIN CITY
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years
(rate per \$1,000 of assessed value)

City Direct Rates			Overlapping Rates						Total Tax Rate
Fiscal Year	Basic Rates	Total Direct Rates	Utah County	Central Utah Water Conservancy District	Alpine School District	Unified Fire Service Area	State Assessing & Collecting	Local Assessing & Collecting	
2011	1.510	1.510	1.108	0.421	8.220		0.162	0.024	11.445
2012	1.636	1.636	1.143	0.436	8.812		0.172	0.027	12.226
2013	1.668	1.668	1.127	0.455	8.828		0.168	0.029	12.275
2014	1.380	1.380	1.006	0.446	8.699	2.192	0.158	0.095	13.976
2015	1.192	1.192	0.916	0.422	8.096	2.097	0.013	0.220	12.956
2016	1.118	1.118	0.870	0.405	8.177	1.997	0.012	0.216	12.795
2017	1.081	1.081	0.834	0.400	7.718	1.884	0.011	0.204	12.132
2018	1.011	1.011	0.779	0.400	7.167	1.809	0.010	0.180	11.356
2019	0.924	0.924	0.732	0.400	7.033	1.836	0.009	0.170	11.104
2020	0.825	0.825	0.672	0.400	6.699	1.745	0.009	0.158	10.508

Source: State of Utah Certified Tax Rates

EAGLE MOUNTAIN CITY
Principal Property Tax Payers
Fiscal Years 2011 and 2020

TAXPAYER	2020				2011			
	Taxable Assessed		Percentage of Total City Taxable		Taxable Assessed Value		Percentage of Total City Taxable Assessed Value	
	Value	Rank	Assessed Value	Assessed Value	Assessed Value	Rank	Assessed Value	Assessed Value
STADION LLC	\$ 55,310,526	1	2.83%					
PATTERSON	35,815,883	2	1.83%					
PACIFICORP	32,590,689	3	1.67%					
AMH	30,747,185	4	1.57%					
PONY EXPRESS LAND DEVELOPMENT	24,161,800	5	1.24%					
QUESTAR GAS	19,300,255	6	0.99%					
ROCKCRESS DEVELOPMENT INC	16,495,785	7	0.84%					
IVORY HOMES LTD	15,872,250	8	0.81%					
DIRECT COMMUNICATIONS	15,052,176	9	0.77%					
PORTER RANCH TOWN HOMES LLC	13,152,040	10	0.67%					
	<u>\$ 258,498,589</u>							
KERN RIVER GAS TRANS CO					\$ 14,177,979	1	2.27%	
DIRECT COMMUNICATIONS					10,964,192	2	1.75%	
MONTE VISTA RANCH LC					4,175,486	3	0.67%	
PACIFICORP					2,466,597	4	0.39%	
VESTIN MORTGAGE INC					1,678,400	5	0.27%	
WAGSTAFF INVESTMENTS LLC					1,388,900	6	0.22%	
MARSH WOODRUFF LC					1,336,400	7	0.21%	
MEADOWS RANCH HOLDINGS LLC					1,246,400	8	0.20%	
MAVERIK INC					1,100,700	9	0.18%	
MONTE VISTA RANCH LC					1,062,908	10	0.17%	
					<u>\$ 39,597,962</u>			

Source: Utah County Assessor

EAGLE MOUNTAIN CITY
Property Tax Levied and Collections
Last Ten Fiscal Years

Fiscal Year Ended June 30,	Tax Levied for the Fiscal Year	Current Amount Collected	Percentage of Levy	Subsequent Delinquent Amount Collected	Total Collected to Date	Percentage of Levy
2011	\$ 1,033,170	\$ 912,961	88.4%	\$ 120,209	\$ 1,033,170	100.00%
2012	1,082,688	990,018	91.4%	92,671	1,082,688	100.00%
2013	1,102,986	1,027,078	93.1%	75,472	1,102,550	99.96%
2014	972,744	910,201	93.6%	62,236	972,437	99.97%
2015	987,417	931,878	94.4%	55,225	987,103	99.97%
2016	1,074,593	1,014,350	94.4%	59,909	1,074,259	99.97%
2017	1,191,899	1,136,921	95.4%	53,544	1,190,465	99.88%
2018	1,298,033	1,243,503	95.8%	51,184	1,294,687	99.74%
2019	1,445,423	1,382,506	95.6%	58,400	1,440,906	99.69%
2020	1,605,635	1,524,338	94.9%	68,539	1,592,877	99.21%

Source: Utah County Treasurer

EAGLE MOUNTAIN CITY

Taxable Sales by Category

Last Ten Fiscal Years

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2018	2019	2020
Retail/Grocery	\$ 10,184	\$ 54,104	\$ 67,338	\$ 82,984	\$ 127,141	\$ 222,813	\$ 298,627	\$ 459,179	\$ 805,850	\$ 915,568
Utility/Communication	159,474	172,425	182,864	195,865	201,344	223,063	224,107	251,546	249,275	301,374
Auto dealers & supplies	1,373	6,781	9,006	11,539	13,639	15,401	15,978	33,117	19,056	19,834
Eating & drinking establishments	7,784	7,476	12,503	11,119	9,687	10,251	24,765	41,225	43,161	69,321
Home furnishings and appliances	2,184	1,914	975	1,774	2,827	2,326	5,719	2,864	8,973	25,734
Medical	217	1,483	2,265	2,698	2,300	3,872	3,815	7,954	10,006	13,643
Service stations	33,609	38,238	39,338	43,905	47,175	45,297	53,990	82,865	102,120	120,252
All other outlets	27,393	11,698	15,415	16,041	36,561	39,795	58,993	267,400	360,314	968,480.44
Utah State Tax- Motor Vehicle	38,309	45,568	46,642	50,422	54,359	60,151	67,971	98,436	116,599	119,611
Totals	\$ 280,527	\$ 339,688	\$ 376,346	\$ 416,347	\$ 495,032	\$ 622,970	\$ 753,965	\$ 1,244,586	\$ 1,715,355	\$ 2,553,818

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Direct and Overlapping Sales Tax Rates
Last Ten Fiscal Years

Fiscal Year	Eagle Mountain City Direct Rate	Utah County	Mass Transit, Highway and Airport	State of Utah
2011	1.00%	0.25%	0.80%	4.70%
2012	1.00%	0.25%	0.80%	4.70%
2013	1.00%	0.25%	0.80%	4.70%
2014	1.00%	0.25%	0.80%	4.70%
2015	1.00%	0.25%	0.80%	4.70%
2016	1.00%	0.25%	0.80%	4.70%
2017	1.00%	0.25%	0.80%	4.70%
2018	1.00%	0.25%	0.80%	4.70%
2019	1.00%	0.25%	0.80%	4.85%
2020	1.00%	0.25%	0.80%	4.85%

Source: Utah State Tax Commission

EAGLE MOUNTAIN CITY

Sales Tax Revenue Payers by Industry

Fiscal Years 2011 and 2020

	Fiscal Year 2011*				Fiscal Year 2020			
	Number of Filers	Percentage of Total	Tax Liability	Percentage of Total	Number of Filers	Percentage of Total	Tax Liability	Percentage of Total
Retail/Grocery	620	63.66%	\$ 54,104	15.9%	1965	37.3%	\$ 805,850	47.0%
Utility/Communication	69	7.08%	172,425	50.8%	106	2.0%	249,275	14.5%
Auto Dealers & Supplies	31	3.18%	6,781	2.0%	128	2.4%	19,056	1.1%
Eating/Drinking Establishments	9	0.92%	7,476	2.2%	42	0.8%	43,161	2.5%
Home Furnishings & Appliances	9	0.92%	1,914	0.6%	143	2.7%	8,973	0.5%
Medical	22	2.26%	1,483	0.4%	106	2.0%	10,006	0.6%
Service Stations	2	0.21%	38,238	11.3%	11	0.2%	102,120	6.0%
All Other Outlets	211	21.66%	11,698	3.4%	2769	52.5%	360,314	21.0%
Utah State Tax- Motor Vehicle	1	0.10%	45,568	13.4%	1	0.0%	116,599	6.8%
Total			\$ 339,688	100.0%	5271	100.0%	\$ 1,715,355	100.0%

Source: Eagle Mountain City

*City has no record of number of filers for FY2009.

EAGLE MOUNTAIN CITY

Charges for Water Fees

Last Ten Fiscal Years

	Fiscal Year									
	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Water Sales	\$ 2,284,387	\$ 2,439,024	\$ 2,633,580	\$ 2,811,503	\$ 3,062,503	\$ 3,222,097	\$ 3,802,599	\$ 4,167,224	\$ 4,541,799	\$ 5,206,858
Secondary Water	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	159,107	15,973	470,701	1,512	1,361	4,138	5,330
Totals	\$ 2,284,387	\$ 2,439,024	\$ 2,633,580	\$ 2,970,610	\$ 3,078,476	\$ 3,692,798	\$ 3,804,111	\$ 4,168,585	\$ 4,545,937	\$ 5,212,188

Source: Eagle Mountain City

EAGLE MOUNTAIN CITY
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
(dollars in thousands except per capita)

Fiscal Year	Governmental Activities										Business-type Activities				
	Excise tax road bonds	Transportation Loan (UDOT)	Special Assessment		Sales Tax		Special Assessment		Water and Electric and Gas		Unamortized Bond Premium		Total Primary Government		Percentage of Personal Income
			98-1 bond	2004A bond	Series 2013 (SA bond 2006 2000-1)	2013-1 bond	Capital Leases	Unamortized Bond Premium	Revenue Bonds	Revenue Bonds	Revenue Bonds	Revenue Bonds	Revenue Bonds	Revenue Bonds	
2011	547	-	-	1,081	3,529	-	-	-	22,160	19,275	342	46,934	46,934	15.77%	2,133
2012	419	-	-	558	3,088	-	-	-	21,792	18,560	518	44,935	44,935	11.37%	1,988
2013	285	-	-	-	2,926	-	-	-	21,245	27,530	816	52,802	52,802	12.77%	2,275
2014	146	-	-	-	1,621	2,409	440	9	23,031	25,338	489	53,465	53,465	11.65%	2,303
2015	-	-	-	-	867	2,369	333	9	22,754	-	1,047	26,804	26,804	5.84%	1,041
2016	-	-	-	-	-	1,418	224	8	22,119	-	985	24,738	24,738	4.70%	960
2017	-	-	-	-	-	1,238	113	8	21,741	-	924	24,008	24,008	4.27%	878
2018	-	-	-	-	-	1,082	-	7	20,787	-	1,099	22,968	22,968	3.63%	713
2019	-	-	-	-	-	935	-	7	21,107	-	245	22,294	22,294	3.19%	626
2020	-	2,000	-	-	-	715	169	6	20,195	-	916	24,001	24,001	3.18%	625

Source: Eagle Mountain City

DEBT CAPACITY

Pages 106-110 of the Statistical Section of this report show ratios and margins for debt obtained by the City in the form of bonds for capital infrastructure within the City.

EAGLE MOUNTAIN CITY
Direct and Overlapping Governmental Activities Debt
June 30, 2020

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable</u>	<u>Estimated Share of Direct and Overlapping Debt</u>
Debt repaid with property taxes			
Utah County	\$ -	3.3%	\$ -
Alpine School District	565,645,000	5.0%	28,282,250
Central Utah Water Cons. Dist.	599,747,000	3.3%	19,791,651
Unified Fire Service Area	-	99.5%	-
Subtotal, overlapping debt			48,073,901
City direct debt			2,240,755
Total direct and overlapping debt			\$ 50,314,656

Source: Eagle Mountain City, Utah County, Alpine School District, CUWCD, UFSA

Please Note: Direct and Overlapping Governmental Activities Debt includes bonds and other debt from entities which appear on Eagle Mountain residents' property tax statements. These debts are not Eagle Mountain City obligations directly but instead are obligations other taxing entities have to which residents of Eagle Mountain are required to pay through property tax assessments to those entities. The overlap percentage is calculated based on population and value assessment statistics gathered by Utah County.

EAGLE MOUNTAIN CITY
Legal Debt Margin Information
Last Ten Fiscal Years
(dollars in thousands)

Legal Debt Margin Calculation for FY 2020

Assessed value	\$1,954,360,760
Debt limit (12% of the assessed value)	234,523,291
Debt applicable to limit	-
General obligation bonds	-
Less: Amount set aside for repayment of general obligation debt	
Total debt applicable to limit	234,523,291
Legal debt margin	

	Fiscal Year									
	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Debt limit	\$ 75,720	\$ 74,895	\$ 79,794	\$ 83,804	\$ 96,938	\$ 109,972	\$ 133,246	\$ 155,074	\$ 188,820	\$ 234,523,291
Total net debt applicable to limit										
Legal debt margin	75,720	74,895	79,794	83,804	96,938	109,972	133,246	155,074	188,820	234,523,291

Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
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Source: Utah State Tax Commission

Notes: Under state finance law, the city's outstanding general obligation debt 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% available for general purpose up to a maximum of 12% may be used for water, sewer, and electrical projects.

EAGLE MOUNTAIN CITY
Pledged-Revenue Coverage
Last Ten Fiscal Years
(dollars in thousands)

Fiscal Year	Water and Sewer Revenue Bonds										Electric and Gas Revenue Bonds										SID 2000-1 (Sales Tax 2013)			
	Utility Service Charge					Less: Operating Expenses					Net Available Revenue					Debt Service					Special Assessment			
	Utility Service Charge	Less: Operating Expenses	Net Available Revenue	Debt Service		Utility Service Charge	Less: Operating Expenses	Net Available Revenue	Debt Service		Utility Service Charge	Less: Operating Expenses	Net Available Revenue	Debt Service		Utility Service Charge	Less: Operating Expenses	Net Available Revenue	Debt Service		Special Assessment	Principal	Interest	Coverage
2011	4,696	4,432	264	829	0.22	11,551	10,246	1,305	645	918	11,551	10,246	1,305	645	918	11,551	10,246	1,305	645	918	651	695	387	0.60
2012	4,901	4,825	76	830	0.06	12,089	11,061	1,028	1,435	1,231	12,089	11,061	1,028	1,435	1,231	12,089	11,061	1,028	1,435	1,231	346	441	294	0.47
2013	5,128	4,833	295	802	0.24	13,266	12,002	1,264	1,395	1,271	13,266	12,002	1,264	1,395	1,271	13,266	12,002	1,264	1,395	1,271	394	162	257	0.94
2014	5,729	4,932	797	788	0.64	14,692	13,321	1,371	1,435	1,227	14,692	13,321	1,371	1,435	1,227	14,692	13,321	1,371	1,435	1,227	656	109	241	1.87
2015	6,101	5,774	327	933	0.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	213	754	88	0.25
2016	7,031	6,787	244	515	0.23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	964	867	62	1.04
2017	7,459	7,087	372	688	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	57	-	-	-
2018	8,198	7,763	435	667	0.31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2019	9,151	9,073	78	594	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2020	10,232	11,087	(855)	599	(0.54)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

EAGLE MOUNTAIN CITY
Pledged-Revenue Coverage (cont.)
Last Ten Fiscal Years
(dollars in thousands)

SID 98-1 (2005A)				SAA 2014-1				Excise Tax Road Bond				
Fiscal Year	Special Assessments	Debt Service			Special Assessments	Debt Service			Class B & C Road Funds	Debt Service		
		Principal	Interest	Coverage		Principal	Interest	Coverage		Principal	Interest	Coverage
2011	182	315	97	0.44	-	-	-	-	745	123	28	4.93
2012	305	523	66	0.52	-	-	-	-	729	128	21	4.89
2013	5	558	41	0.01	-	-	-	-	772	134	16	5.15
2014	-	-	-	-	211	-	-	-	738	146	10	4.73
2015	-	-	-	-	209	224	-	0.93	-	-	-	-
2016	-	-	-	-	959	950	118	0.90	-	-	-	-
2017	-	-	-	-	251	180	71	1.00	-	-	-	-
2018	-	-	-	-	229	155	64	1.05	-	-	-	-
2019	-	-	-	-	216	140	55	1.11	-	-	-	-
2020	-	-	-	-	169	220	49	0.63	-	-	-	-

DEMOGRAPHICS AND ECONOMICS

Pages 111-112 of the Statistical Section of this report show demographic and economic statistics for the City over the last 10 years of the City's history.

EAGLE MOUNTAIN CITY Demographic and Economic Statistics Last Ten Calendar Years

Calendar	Population	Personal Income	Per Capita Personal Income	Unemployment Rate*
2011	22,008	\$ 297,656,898	13,525	7.5
2012	23,531	395,326,200	16,800	6.1
2013	24,097	355,865,378	14,768	4.6
2014	25,760	386,553,677	15,006	3.7
2015	27,027	440,705,329	16,306	3.2
2016	31,165	512,700,028	16,451	2.9
2017	32,980	570,420,663	17,296	2.9
2018	36,288	646,332,366	17,811	2.9
2019	40,537	778,177,973	19,197	2.8
2020	45,744	879,125,926	19,218	1.9

EAGLE MOUNTAIN CITY

Principal Employers Fiscal Years 2011 and 2020

2020				2011			
<u>Employer</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>	<u>Employer</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
Alpine School District	890	1	45.20%	Alpine School District	284	1	48.80%
Eagle Mountain City	145	2	7.36%	Eagle Mountain City	121	2	20.79%
E2 Optics, LLC	130	3	6.60%	Ranches Academy	50	3	8.59%
Suntec Concrete, Inc	130	3	6.60%	Rockwell High School	35	4	6.01%
Ridley's Family Markets	114	5	5.79%	Direct Communications	25	5	4.30%
Mortenson Construction	80	6	4.06%	Village Pizza	16	6	2.75%
Job Match LLC	76	7	3.86%	Maverik	16	6	2.75%
Western Partitions, Inc	65	8	3.30%	Los Amigos	15	8	2.58%
Ranches Academy	49	9	2.49%	Great Clips	10	9	1.72%
Rockwell High School	40	10	2.03%	Holiday Oil	10	9	1.72%
Gotta Dance Performing Arts Stu	36	11	1.83%	N/A	N/A	N/A	N/A
Utah Valley Turf Farms L.C.	28	12	1.42%	N/A	N/A	N/A	N/A
R.P.Painting & Decorating, Inc	27	13	1.37%	N/A	N/A	N/A	N/A
TM Crushing, LLC	27	13	1.37%	N/A	N/A	N/A	N/A
Direct Communications Cedar	26	15	1.32%	N/A	N/A	N/A	N/A
Arctic Circle	23	16	1.17%	N/A	N/A	N/A	N/A
Village Pizza	22	17	1.12%	N/A	N/A	N/A	N/A
Central Utah Clinic dba Revere H	21	18	1.07%	N/A	N/A	N/A	N/A
A to Z Building Blocks 2	20	19	1.02%	N/A	N/A	N/A	N/A
Domino's Pizza -NSFM Pizza	20	19	1.02%	N/A	N/A	N/A	N/A
Total City Employment	1,969		100.00%	Total City Employment	582		100.00%

Source: Eagle Mountain City

(1) Includes the top twenty employers according to total number of employees.

N/A = Not Available

OPERATING INFORMATION

Pages 113-115 of the Statistical Section show operating statistics and performance measurement data for the City's overall performance over the last 10 years.

EAGLE MOUNTAIN CITY

Full-time Equivalent City Government Employees by Function/Program Last Ten Fiscal Years

<u>Function/Program</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
General government										
Administration	11	8	7	5	5.5	4	5.41	5.41	5.41	5.41
Finance	3	3	3	4	4	4	3.6	3.6	3.6	3.6
Planning	2.5	3.5	2.83	4	4	4	4	4.5	4.5	5.5
Building	3.5	3.5	3.5	5.5	5.75	5	5.25	6.26	9.02	10.02
Recorder	3	3	3	3	3	3	3	3	3.5	3.5
Facilities	0	0	0	1	1.5	3	2.1	2.75	4.25	4.75
Public Information	0	0	0	1	1.25	2	2.4	2.18	2.18	3.18
Human Resources	0	0	0	1	1	1	1	1	1	1
Other	0	3.38	3	1.5	2.15	1.5	7.38	7.78	7.78	7.78
Police										
Crossing Guards	3.2	3.2	3.2	4.75	5.25	5	4.52	4.52	4.52	5.50
Fire										
Firefighters and officers	16.59	17	17	0	0	0	0	0	0	0
Parks and recreation	4.75	4.5	4.5	7.2	7.2	7.5	9.33	12.66	14.55	15.55
Library	2.3	4.13	4.13	5.15	5.5	6	6.33	6.33	6.50	7.00
Other public works										
Management	0	0	0	0	0	0	0	0		0
Engineering	2.6	2.66	2.66	4.96	5	5	4.33	4.33	5.83	6.83
Streets	3.25	3.5	3.5	4.5	4.5	7.5	6.01	5.91	7.41	8.41
Water	5.17	5.17	5.16	5.3	5.5	7	5.93	7.47	9.09	10.09
Wastewater	5.17	5.17	5.17	5.31	4	4.5	5.3	5.83	5.83	5.83
Utility Billing	3.75	4.75	5	5.5	4	3	3.5	3.5	3.9	3.9
Other	2	2	2	2.68	3.38	3	4.63	4.58	5.24	5.24
Energy	12	12	11	13	0	0	0	0	0	0
Total	83.78	88.46	85.65	84.35	72.48	76	84.02	91.61	104.09	113.09

EAGLE MOUNTAIN CITY
Operating Indicators by Function/Program
Last Ten Fiscal Years

<u>Function/Program: General government</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Building										
Building permits issued	259	280	458	559	674	1,086	1,437	1,554	1,470	2,038
Building inspections conducted	1,698	1,850	2,864	4,155	4,958	6,382	8,000	10,813	9,963	12,539
Police¹										
Physical arrest	454	384	416	353	498	481	492	582	540	336
Warrants served	66	58	48	39	86	154	86	55	53	24
Traffic violations	1,565	2,062	1,399	1,500	1,821	2,148	1,420	1,142	2,212	2,682
Officer initiated calls								6,597	6,701	6,651
Citizen initiated calls								7,944	8,754	9,936
Fire²										
Emergency responses	693	694								
Inspections	110	155								
Streets										
Miles plowed - snow removal	12,185	5,339	10,574	5,896	1,394	11,522	10,981	3,491	8,763	11,188
Crack seal (sq. ft.) ³	513	1280	480	720	305	147	462,000	16,698,305	232,407	0
Asphalt Repairs (sq. ft.)	130,786	10,308	21,768	58,313	88,454	75,782	365,731	284,060	150,819	180,162
Parks and recreation										
Youth City sports registrations	2,301	2,747	2,704	3,379	3,402	2,448	1,011	1,074	1,250	1,265
Total recreational sports (youth/adult)	3/1	3/1	3/5	4/5	4/5	3/5	1/7	1/7	1/5	1/5
Water										
New meters installed	147	137	228	354	410	446	657	763	830	1,284
Water meters replaced	169	169	239	156	646	436	318	712	135	481
Average daily pumped (gallons)	3,785,400	4,272,384	4,142,638	4,285,000	4,036,302	4,820,000	4,903,000	5,824,838	6,136,501	6,102,658
Avg daily consumption (gallons)	4,013,088	3,732,753	4,332,255	4,076,000	4,030,318	4,366,025	4,858,875	5,122,255	5,409,144	6,630,942

Source: Eagle Mountain City

Notes:

¹ The City contracts with the Utah County Sheriff's Department for police services. City did not report officer or citizen initiated calls prior to 2018.

² Unified Fire Authority acquired the assets and took over operations of the City's Fire Department in January of 2013.

EAGLE MOUNTAIN CITY
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

<u>Function/Program</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Police ¹										
Sworn Officers	15	15	15	15	16	16	16	16	18	19
Fire ²										
Fire Hydrants	918	918	958	957	998	1,116	1,123	1,284	1,424	1,574
Fire Stations	2	2								
Other public works										
Streets (miles)	142	133	133.5	138.37	143	151.97	154.14	164.34	186.95	199
Gas mains (miles) ³	114	116	129	136.5						
Sewer plant capacity (gallons)	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
Sanitary sewers (miles) ⁴	72.2	72.2	73	85	89.49	83.95	94.6	95.95	115	120.82
Parks and recreation										
Total developed park (acres)	66	76	79	88	90	100	124	155	160	176
Playgrounds	12	15	15	15	15	17	23	25	27	43
Baseball/softball diamonds	7	7	7	7	7	7	7	7	7	7
Soccer/football fields	4	4	5	5	5	5	5	5	6	6
Water										
Water pipe (miles) ⁴	139	141	142	151.9	156.65	125.59	136.59	148	170	183.08
Total water storage (gallons)	6,600,000	6,600,000	6,600,000	6,600,000	6,600,000	6,600,000	9,000,000	9,000,000	9,700,000	13,200,000

Source: Eagle Mountain City

Notes:

¹ The City contracts with the Utah County Sheriff's Department for police services

² Unified Fire Authority acquired the assets and took over operations of the City's Fire Department in January of 2013. Fire hydrants are still owned by the City.

³ Questar Gas acquired the assets and took over operations of the City's natural gas utility in March of 2015

⁴ Sanitary sewer miles and water pipe miles decreased in 2016 due to improvements made in the City's GIS system to make it more accurate.

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GOVERNMENT AUDITING STANDARDS REPORT
UTAH STATE COMPLIANCE REPORT



GILBERT & STEWART

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

Honorable Mayor and Members of the City Council
Eagle Mountain City
Eagle Mountain, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Eagle Mountain City (the City), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 30, 2020.

Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs that we consider to be significant deficiencies [20-1].

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatements, 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 instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

Gilbert & Stewart

GILBERT & STEWART, CPA PC
Provo, Utah
December 30, 2020

EAGLE MOUNTAIN CITY
SCHEDULE OF SIGNIFICANT DEFICIENCIES
FOR THE YEAR ENDED JUNE 30, 2020

1. Year End Reconciliations

Finding: During our audit testing, we noted that certain reconciliations were not done in a timely manner. We further noted that management had a significant amount of turnover in the accounting department, which led to this deficiency. They have taken steps to rectify the situation and we believe that this is a one-time isolated event.

Recommendation: We recommend that the City follow the implemented controls to ensure bank and other account reconciliations are done in a timely manner.

Response: We concur with the auditor's recommendations, there was significant change during the year. Added to that was the challenge of employees being able to be in the office and onsite during the COVID 19 pandemic. We have taken steps to ensure that reconciliations are done timely and accurately.

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GILBERT & STEWART

CERTIFIED PUBLIC ACCOUNTANTS
A PROFESSIONAL CORPORATION
ESTABLISHED 1974

RANDELA HEATON, CPA
LYNN A. GILBERT, CPA
JAMES A. GILBERT, CPA
BEN H. PROBST, CPA
RONALD J. STEWART, CPA

SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

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

Honorable Mayor and
Members of the City Council
Eagle Mountain City, Utah

Report On Compliance

We have audited Eagle Mountain City's ("the City") compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the State Auditor, that could have a direct and material effect on the City for the year ended June 30, 2020.

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

Budgetary Compliance
Fund Balance
Fraud Risk Assessment
Restricted Taxes and Related Revenues
Open and Public Meetings Act
Treasurer's Bond
Cash Management

Management's Responsibility

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

Auditor's Responsibility

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

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

Opinion on Compliance

In our opinion, Eagle Mountain City, complied, in all material respects, with the state compliance requirements identified above for the year ended June 30, 2020.

AMERICAN FORK OFFICE
85 NORTH CENTER STREET
AMERICAN FORK, UT 84003
(801) 756-9666
FAX (801) 756-9667

PROVO OFFICE
190 WEST 800 NORTH #100
PROVO, UT 84601
(801) 377-5300
FAX (801) 373-5622

HEBER OFFICE
2 SOUTH MAIN, SUITE 2A
HEBER, UT 84032
(435) 654-6477
FAX (801) 373-5622

WWW.GILBERTANDSTEWART.COM

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the State Audit Guide and which are described in a separate letter to management dated December 30, 2020, as item 2020-1. Our opinion on compliance was not modified with respect to these matters.

The City's response to the noncompliance findings identified in our audit is described in a separate letter to management. The City's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Financial Reporting

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 of compliance, we considered the City's internal control over compliance with the compliance requirements that could have a direct and material effect on the City to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

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

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

We noted matters involving internal control over compliance which we are submitting for your consideration. These matters are described in a separate letter to management as item 2020-1.

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

Gilbert & Stewart

GILBERT & STEWART, CPA, PC.

Provo, Utah

December 30, 2020

EAGLE MOUNTAIN CITY

**CORRESPONDENCE WITH
THOSE CHARGED
WITH GOVERNANCE**



GILBERT & STEWART

CERTIFIED PUBLIC ACCOUNTANTS
A PROFESSIONAL CORPORATION
ESTABLISHED 1974

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RONALD J. STEWART, CPA

SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

December 30, 2020

Honorable Mayor and City Council
Eagle Mountain City
Eagle Mountain City, UT

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Eagle Mountain City for the year ended June 30, 2020. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated October 6, 2020. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management has the responsibility for selection and use of appropriate accounting policies. The significant accounting policies used by Eagle Mountain City are described in Note 1 to the financial statements. We noted no transactions entered into by Eagle Mountain City during the year for which there is a lack of authoritative guidance or consensus.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's 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 significantly from those expected. The most sensitive estimate affecting the financial statements was:

Management's estimate of the capital assets' useful life is based on the historical life of similar assets. We evaluated the key factors and assumptions used to develop the capital assets' useful life in determining that it is reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered In Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

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Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 30, 2020.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the government unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

The following matters are items noticed during our audit which related to Utah State compliance issues:

Utah State Legal Compliance Findings – Current Year:

20-1 General Compliance - Budgetary Compliance

Finding: Utah State law prohibits the City from incurring expenditures in excess of those budgeted. We noted the City had expenditures in excess of appropriations as follows:

Other Funds (by Fund)

General Fund – Planning and Zoning	\$ 23,071
Debt service – SAA 2014	163,836
Debt service - SID 1998-3	165,953
Debt service – SID 1997-1	326,764

Recommendation: We recommend that the City budgets expenditures appropriately.

City’s Response: The City will start budgeting expenditures more appropriately.

Utah State Legal Compliance Findings – Prior Year:

Finding: Utah State law prohibits the City from incurring expenditures in excess of those budgeted. We noted the City had expenditures in excess of appropriations as follows:

Other Funds (by Fund)

General Fund – Public works	\$ 419,930
Debt service – SAA 2014	85,000
Debt service - SID 1998-3	6,983
Debt service – SID 1997-1	56,012

Recommendation: We recommend that the City budgets expenditures appropriately.

City’s Response: See current year finding 20-1.

We wish to express our appreciation to the City personnel for the friendly and enthusiastic help extended to us during the course of our examination.

This information is intended solely for the use of the City Council and management and is not intended to be and should not be used by anyone other than these specified parties. If you have any questions concerning the above items, we will be happy to discuss them with you.

Sincerely,

Gilbert & Stewart

GILBERT & STEWART
Certified Public Accountants

EAGLE MOUNTAIN CITY
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FY ENDED JUNE 30, 2020



1650 STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005
QUESTIONS: DIAL 801-789-6601



**Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671**

Tuesday, January 19, 2021

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Towns at Brylee Farms phase "B" plat 1 into warranty Bond Release

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

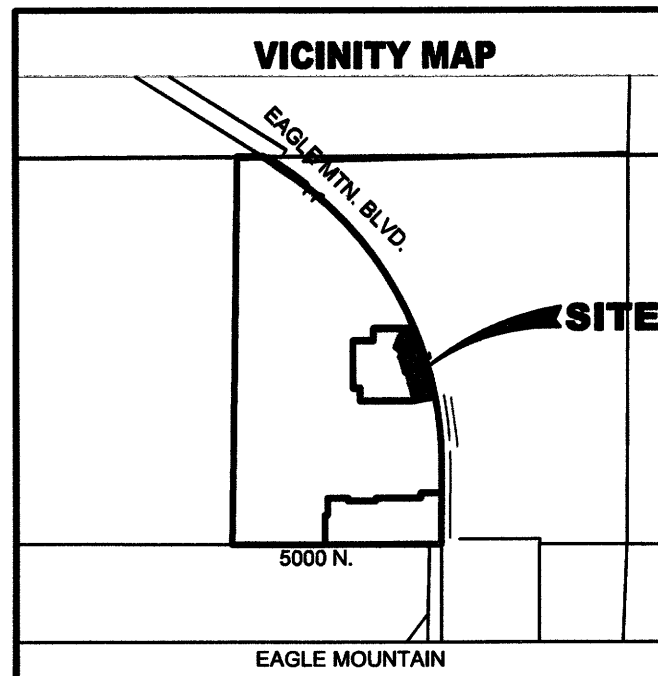
Sincerely,

Chris Trusty

Chris Trusty (Jan 20, 2021 14:05 MST)

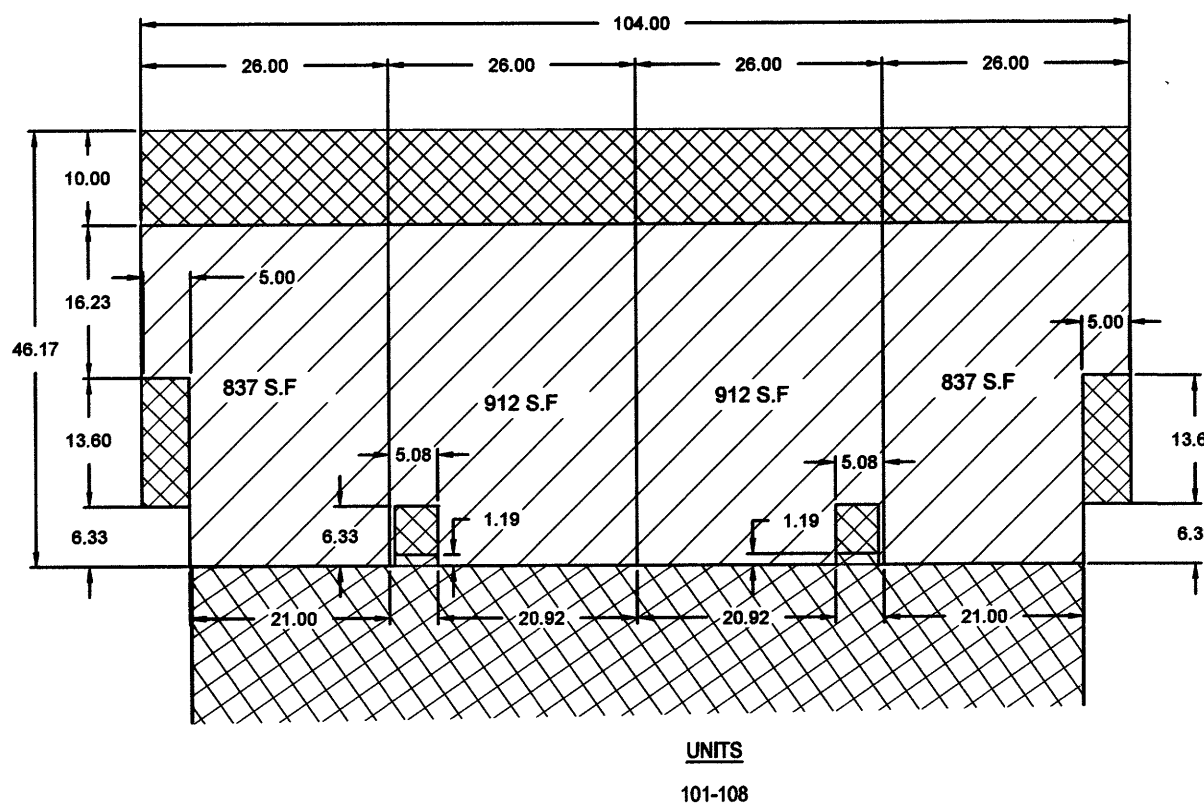
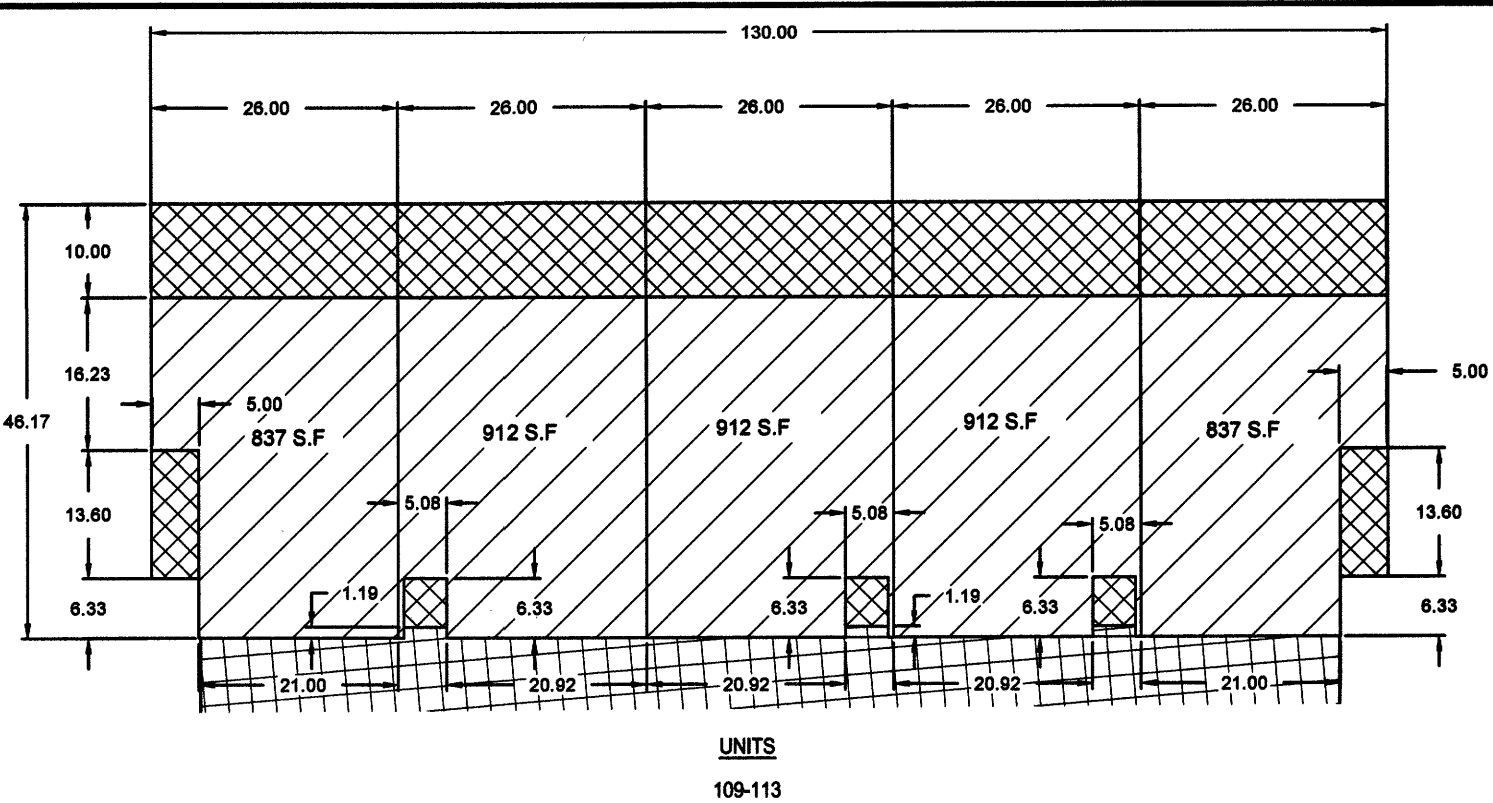
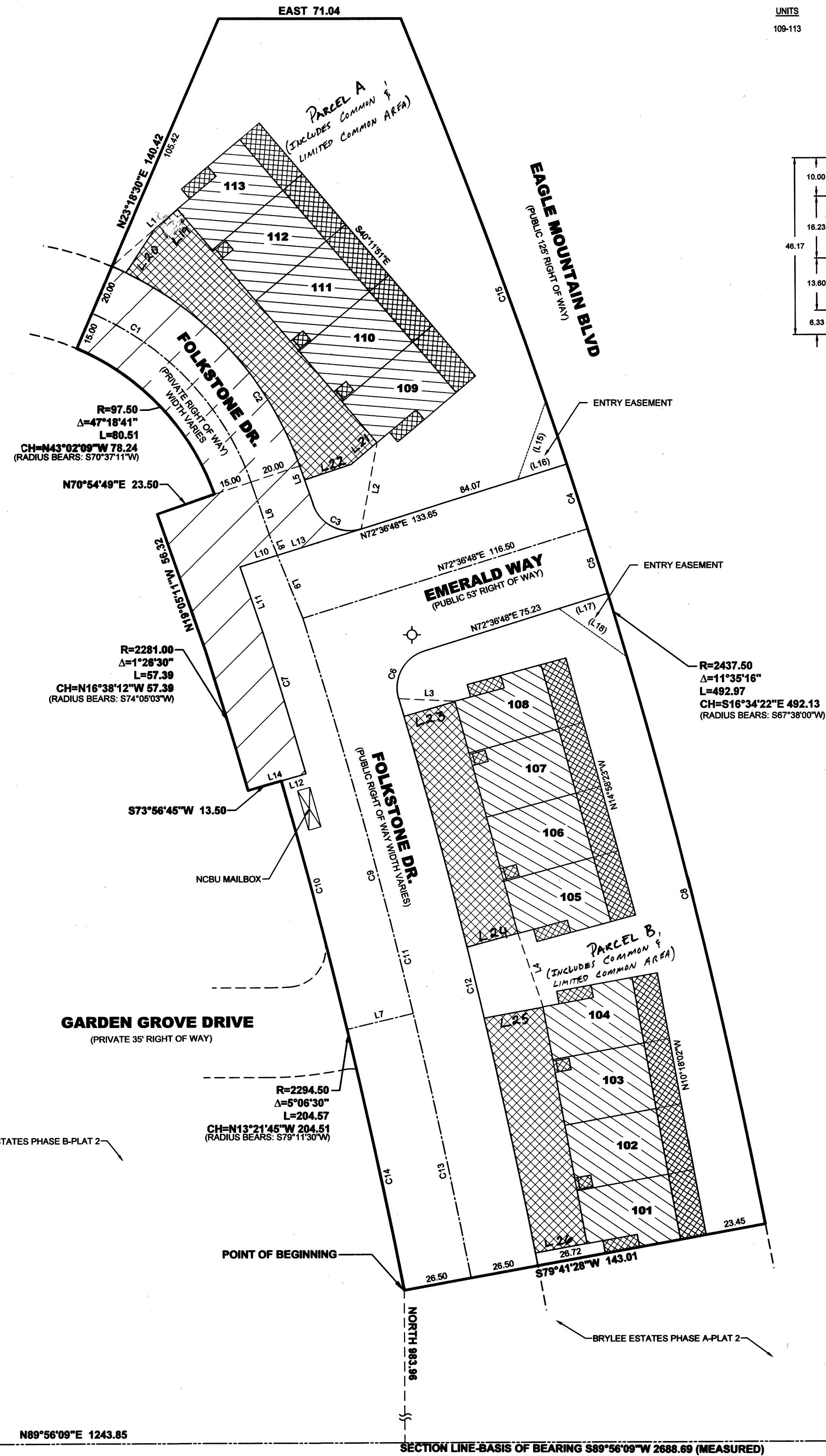
Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



FUTURE COMMERCIAL DEVELOPMENT

NORTH 1/4 CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1958 UTAH COUNTY MONUMENT)



LEGEND

---	BOUNDARY LINE
---	CENTERLINE
---	SETBACK LINE
---	EASEMENT LINE
---	EXISTING LOT LINES
---	PROPOSED LOT LINE
⊙	PROPOSED STREET MONUMENT
▨	LIMITED COMMON AREA
▩	PRIVATE AREA
▩	COMMON AREA
▩	PRIVATE RIGHT OF WAY

- NOTES:**
- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
 - ALL COMMON AND LIMITED COMMON AREAS TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
 - ALL BEARINGS ON BUILDINGS ARE PERPENDICULAR/PARALLEL TO BEARING ON BUILDING SHOWN.

ADDRESS TABLE

UNIT #	ADDRESS
101	5214 N
102	5218 N
103	5224 N
104	5228 N
105	5238 N
106	5244 N
107	5248 N
108	5254 N
109	5278 N
110	5282 N
111	5286 N
112	5290 N
113	5294 N

TABULATIONS

TOTAL ACREAGE:	1.61 ACRES
BUILDABLE ACREAGE:	1.61 ACRES
TOTAL ACREAGE BUILDING UNITS:	78 ACRES
TOTAL OPEN SPACE:	22 ACRES
TOTAL IMPROVED OPEN SPACE:	22 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY:	61 ACRES
OVERALL DENSITY:	8.07 UNITS/ACRE
TOTAL # OF UNITS:	13 UNITS

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	112.50	47°36'19"	93.47	S42°53'20"E 90.81
C2	132.50	47°36'19"	110.09	N42°53'20"W 106.95
C3	15.00	88°18'01"	23.12	N63°14'12"W 20.90
C4	2437.50	0°37'23"	26.50	S17°40'47"E 26.50
C5	2437.50	0°37'23"	26.50	S17°03'28"E 26.50
C6	15.00	88°58'27"	23.29	N28°07'33"E 21.02
C7	2304.50	1°26'57"	58.28	S16°38'31"E 58.28
C8	2437.50	5°57'59"	253.83	S13°49'44"E 253.71
C9	2321.00	3°57'16"	160.19	S15°23'28"E 160.16
C10	2294.50	2°30'16"	100.30	N14°39'52"W 100.29
C11	2321.00	6°33'53"	265.93	N14°06'06"W 265.79
C12	2347.50	5°33'51"	227.97	N13°34'45"W 227.88
C13	2321.00	2°36'37"	105.74	S12°06'28"E 105.73
C14	2294.50	2°36'14"	104.28	N12°06'37"W 104.27
C15	2437.50	4°22'32"	186.14	S20°10'44"E 186.10

LINE TABLE

LINE	DIRECTION	LENGTH
(L15)	N19°40'39"E	32.54
(L16)	N72°36'48"E	20.03
(L17)	N72°36'48"E	20.01
(L18)	S54°27'03"E	32.49
L1	S48°50'22"W	33.92
L2	S10°33'43"W	34.23
L3	N87°20'40"W	21.89
L4	S18°42'11"E	30.24
L5	S19°05'11"E	16.10
L6	S19°05'11"E	23.53
L7	S76°31'37"W	26.50
L8	N21°40'15"W	6.55
L9	S21°40'15"E	26.57
L10	N72°36'48"E	15.30
L11	S19°05'11"E	26.55
L12	N73°56'45"E	10.00
L13	N72°36'48"E	34.27
L14	S73°56'45"W	23.50
L19	N48°55'08"E	11.72
L20	N35°14'08"E	20.48
L21	N44°48'01"E	13.12
L22	N7°30'00"E	19.24
L23	S73°50'15"W	20.70

SOUTHEAST CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1974 UTAH COUNTY MONUMENT)

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

Wendy Gilstrap 8/25/2020
DATE

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. §17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY.
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES.
- ANY OTHER PROVISION OF LAW.

Brad Kell Aug 19 2020
DATE
ROCKY MOUNTAIN POWER

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N89°56'09"E ALONG THE SECTION LINE 1243.85 FEET AND NORTH 983.96 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTHWESTERLY ALONG THE ARC OF A 2294.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S79°11'30"W) 204.57 FEET THROUGH A CENTRAL ANGLE OF 5°06'30" (CHORD: N13°21'45"W 204.51 FEET); THENCE S73°56'45"W 13.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2281.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S74°05'03"W) 57.39 FEET THROUGH A CENTRAL ANGLE OF 5°28'30" (CHORD: N15°38'12"W 57.39 FEET); THENCE N70°54'49"E 23.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 97.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S70°37'11"W) 80.51 FEET THROUGH A CENTRAL ANGLE OF 47°18'41" (CHORD: N43°02'09"W 78.24 FEET); THENCE N23°18'30"E 140.42 FEET; THENCE EAST 71.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 2437.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S67°38'00"W) 492.97 FEET THROUGH A CENTRAL ANGLE OF 11°35'16" (CHORD: S16°34'22"E 492.13 FEET); THENCE S79°41'28"W 143.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.61 ACRES
70,275 SQUARE FEET

Aug 31, 2020
DATE

Chad A. Poulsen
SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS PARCELS A, B, C, AND D AS INDICATED HEREON, TO THE BRYLEE FARMS HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12896 SOUTH PONY EXPRESS PARKWAY, STE 400, DRAPER, UTAH 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 17th DAY OF August, A.D. 2020
Samuel A. Brown/Manager on behalf of
Brylee Estates Development, Inc

Samuel A. Brown

ON THE 17 DAY OF August, A.D. 2020 PERSONALLY APPEARED BEFORE ME Samuel A. Brown THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

Stephen Kyle Honeycutt
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 08/27/2023
Commission # 707910

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

S.S.

NOTARY PUBLIC FULL NAME: Stephen Kyle Honeycutt
COMMISSION NUMBER: 707910
MY COMMISSION EXPIRES: 8/27/2023
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE Eagle Mountain Planning Commission of Eagle Mountain, Utah APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 29 DAY OF September, A.D. 2020

APPROVED BY MAYOR
Jeffery Smith

APPROVED BY CITY ATTORNEY
Jeffery Smith

APPROVED
Clayton Funk
ENGINEER
(See Seal Below)

ATTEST
Jeffery Smith
CLERK/RECORDER
(See Seal Below)

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS 20 DAY OF August, 2020

BY: Wendy Eldridge
TITLE: Rec-Comm

ENT 182403:2020 Map # 17376
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Nov 17 4:36 pm FEE 80.00 BY NA
RECORDED FOR EAGLE MOUNTAIN CITY

COUNTY RECORDER STAMP

PHASE B PLAT "1"

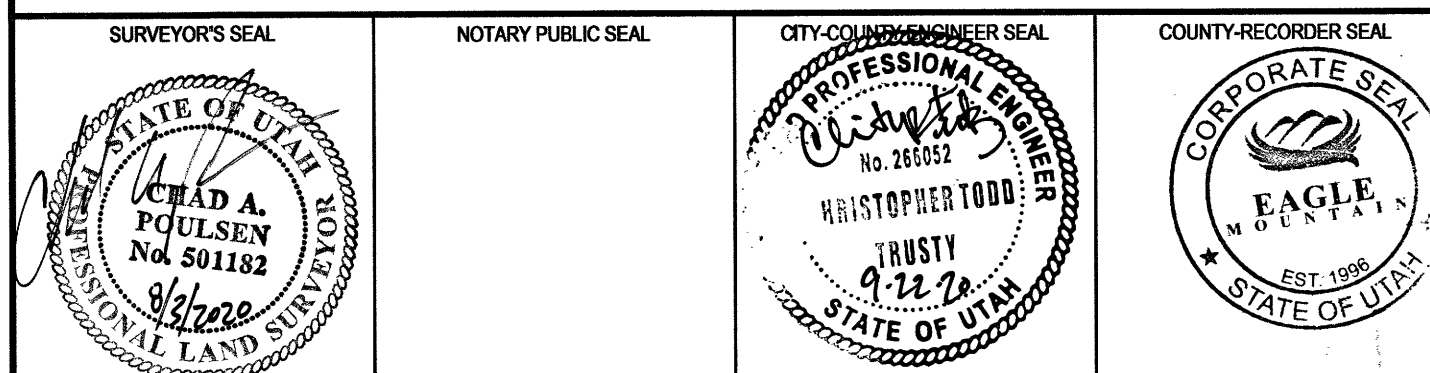
THE TOWNS AT BRYLEE FARMS

SUBDIVISION
(LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, T6S, R2W, SLB&M)

EAGLE MOUNTAIN

UTAH COUNTY, UTAH

SCALE: 1" = 30'



This form approved by Utah County and the municipalities therein.





**Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671**

Tuesday, January 19, 2021

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Sunset Ridge phase "A" plat 6 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

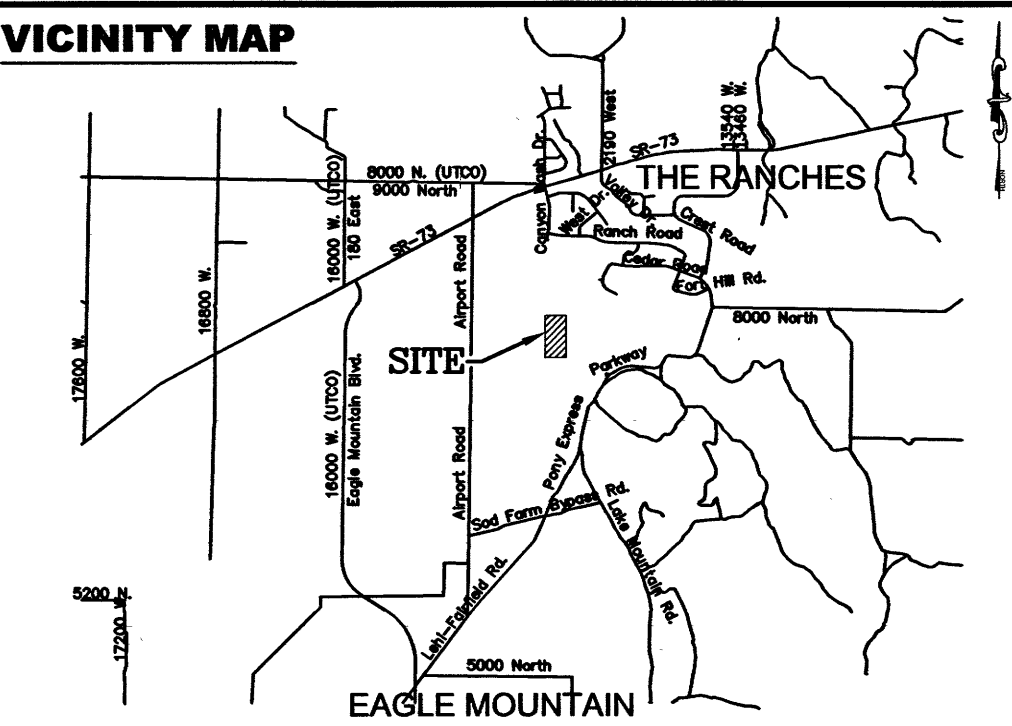
Sincerely,


Chris Trusty (Jan 19, 2021 10:38 MST)

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

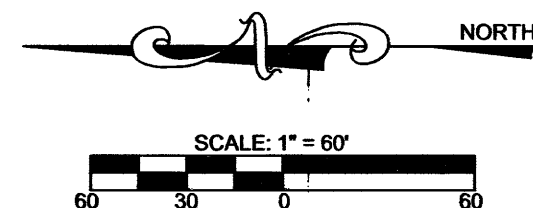
Cc: Fionnuala Kofoed, City Recorder

VICINITY MAP



SUNSET RIDGE - PHASE A PLAT 6

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S89°15'07"E 33.47' ALONG THE SECTION LINE 100.94 FEET FROM THE NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°15'07"E ALONG THE SECTION LINE 613.95 FEET TO THE NORTHWEST CORNER OF LOT 213, PHASE "A", PLAT "2", SUNSET RIDGE SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: SOUTH 155.01 FEET; THENCE S89°15'07"E 33.47 FEET; THENCE SOUTH 78.31 FEET; THENCE N89°15'07"W 155.36 FEET; THENCE S1°40'00"W 3.70 FEET; THENCE N89°15'07"W 197.35 FEET; THENCE S1°40'00"W 435.26 FEET; THENCE S89°15'07"E 2.16 FEET; THENCE S1°40'00"W 162.71 FEET; THENCE EAST 184.73 FEET; THENCE S0°41'03"E 303.56 FEET TO THE NORTHERLY BOUNDARY LINE OF PHASE "A", PLAT "4", SUNSET RIDGE SUBDIVISION; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES: S66°52'30"W 20.49 FEET; THENCE S58°15'00"W 29.05 FEET; THENCE S0°54'19"W 119.41 FEET; THENCE N88°20'00"W 100.21 FEET; THENCE S1°40'00"W 240.00 FEET; THENCE N88°20'00"W 97.43 FEET; THENCE N1°40'00"E 13.87 FEET; THENCE WEST 157.24 FEET; THENCE N1°38'58"E 1444.44 FEET TO THE POINT OF BEGINNING.
CONTAINS: ±13.13 ACRES

FEB. 12, 2019
DATE

Chad A. Poulsen
SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12th DAY OF FEBRUARY, A.D. 2019

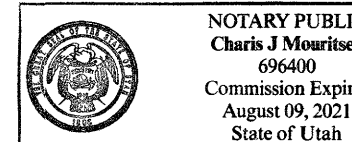
Chad A. Poulsen
SURVEYOR
(See Seal Below)

Century Communities of Utah, LLC
LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.

COUNTY OF UTAH
ON THE 22nd DAY OF Feb., A.D. 2019

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Utah, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN ACKNOWLEDGE TO ME THAT *Chad A. Poulsen* A LIMITED LIABILITY COMPANY (), THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSE THEREIN.



Chad A. Poulsen
NOTARY PUBLIC FULL NAME: *Chad A. Poulsen*
COMMISSION NUMBER: *501182*
MY COMMISSION EXPIRES: *8.9.2021*
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE *City Council of Eagle Mountain City, Utah*, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 9th DAY OF March, A.D. 2019.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED *Christopher T. Turley*
ENGINEER
(See Seal Below)

ATTEST *Chad A. Poulsen*
CLERK-RECORDER
(See Seal Below)

PHASE A PLAT "6"

SUNSET RIDGE

SUBDIVISION

EAGLE MOUNTAIN

SCALE: 1" = 60' FEET

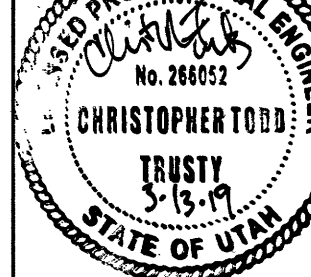
UTAH COUNTY, UTAH

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

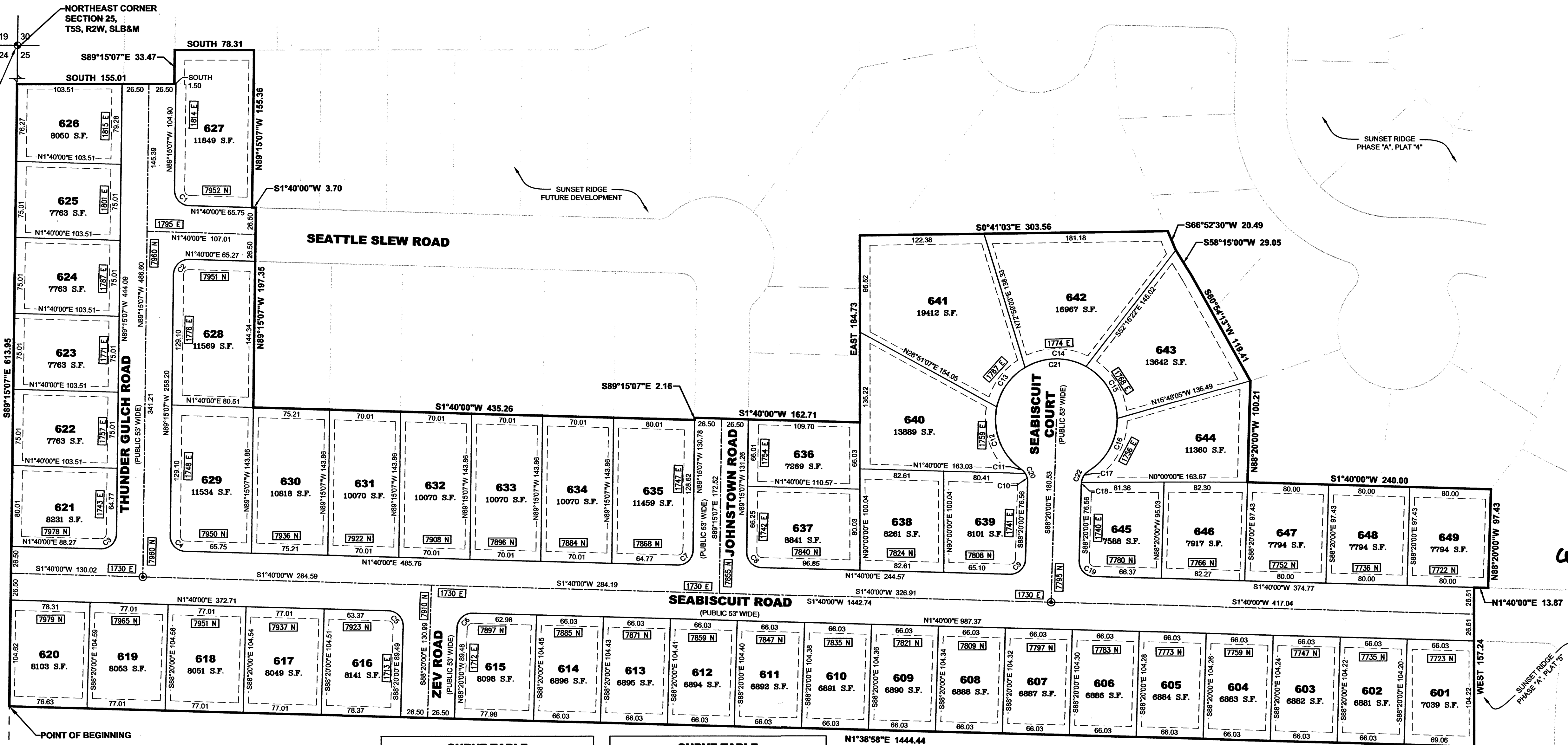
CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDING SEAL



This form approved by Utah County and the municipalities therein.

SECTION LINE-BASIS OF BEARING: S89°15'07"E 2667.32



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	89°04'53"	23.32	S46°12'26"W 21.04
C2	15.00	90°55'07"	23.80	N43°47'34"E 21.38
C3	15.00	90°55'07"	23.80	S43°47'34"E 21.38
C4	15.00	89°04'53"	23.32	S46°12'26"W 21.04
C5	15.00	90°00'00"	23.56	N46°40'00"E 21.21
C6	15.00	90°00'00"	23.56	N43°20'00"W 21.21
C7	15.00	90°55'07"	23.80	S43°47'34"E 21.38
C8	15.00	89°04'53"	23.32	S46°12'26"W 21.04
C9	15.00	90°00'00"	23.56	S43°20'00"E 21.21
C10	15.00	34°13'55"	8.96	N74°33'02"E 8.83
C11	15.00	22°10'19"	5.80	N46°20'55"E 5.77
C12	60.00	66°43'30"	69.87	S68°37'31"W 65.99
C13	60.00	47°09'50"	49.39	N54°25'49"W 48.01

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C14	60.00	60°00'00"	62.83	N0°50'54"W 60.00
C15	60.00	60°00'00"	62.83	N59°09'06"E 60.00
C16	60.00	60°00'00"	61.70	S61°23'20"E 59.02
C17	15.00	52°10'27"	13.66	N58°00'59"W 13.19
C18	15.00	4°13'48"	1.11	N86°13'06"W 1.11
C19	15.00	90°00'00"	23.56	S46°40'00"W 21.21
C20	15.00	56°24'14"	14.77	N63°27'53"E 14.18
C21	60.00	292°48'29"	306.63	N1°40'00"E 66.40
C22	15.00	56°24'14"	14.77	N60°07'53"W 14.18

N1°38'58"E 1444.44

TABULATIONS

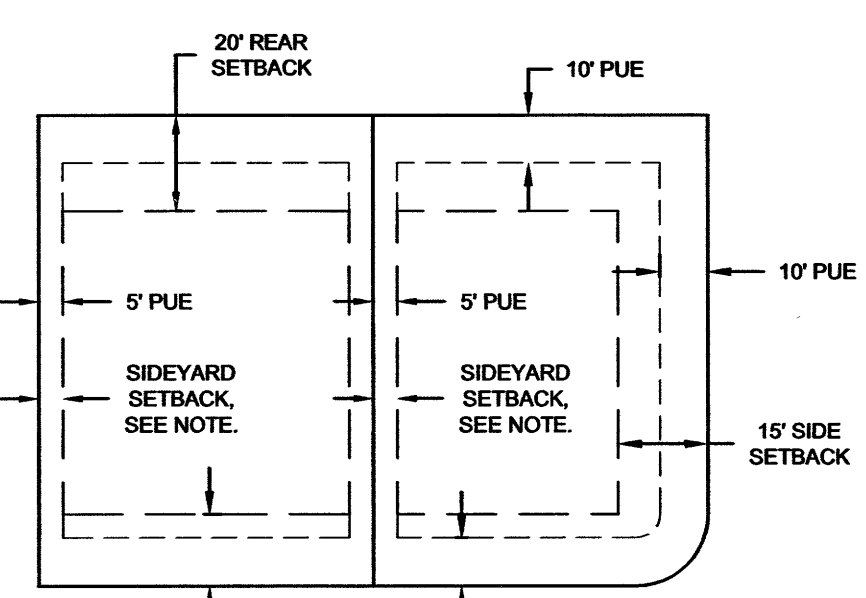
TOTAL SITE ACREAGE.....	13.13
TOTAL ACREAGE IN LOTS.....	10.03
TOTAL ACREAGE IN OPEN SPACE.....	0.00
TOTAL ACREAGE IN PUBLIC STREETS.....	3.10
TOTAL NUMBER OF LOTS.....	49
AVERAGE LOT SIZE.....	8,916 SF (0.20 ACRES)
LARGEST LOT SIZE.....	19,412 SF
SMALLEST LOT SIZE.....	6,881 SF
OVERALL DENSITY.....	3.73 UNITS PER ACRE

NOTES

- SEE LOT DETAIL FOR BUILDING SETBACKS AND PUBLIC UTILITY EASEMENTS (P.U.E.).
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
- NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- @ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
- 12% MAX. SLOPES ON DRIVEWAYS.
- EACH LOT WILL REQUIRE A SOLS REPORT PRIOR TO OBTAINING A BUILDING PERMIT.
- LOTS WITH SLOPE EXCEEDING 2:1 WILL REQUIRE ENGINEERED RETAINING WALLS.
- EJECTOR PUMPS SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ONLY BASEMENT FIXTURES ALLOWED ON EJECTOR PUMPS.
- DRIVEWAYS TO BE MINIMUM 22' LONG.

SIDEYARD SETBACK NOTE:

THE TWO INTERIOR SIDE YARDS ON ALL LOTS SHALL NOT BE LESS THAN A COMBINATION OF 15 FEET TOTAL, 5' & 10' (10' ON GARAGE SIDE), IF A STRUCTURE IS CONSTRUCTED WITH LESS THAN AN EIGHT-FOOT SETBACK, PIPING OR OTHER APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED IN THAT SIDE YARD PRIOR TO OCCUPANCY.



LOT DETAIL

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARRJFF

Wendy L. Luff 2/19/19
DATE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS 14th DAY OF Feb. 2019

DOMINION ENERGY GAS COMPANY

BY: *Wendy L. Luff*

TITLE: *AS ACCOUNT SUPPORT*

ROCKY MOUNTAIN POWER APPROVAL

- PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN § 17-27A-803(4)(C)(V) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
- (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
- (4) ANY OTHER PROVISION OF LAW

Mark Smith 2/14/19
DATE

ROCKY MOUNTAIN POWER

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

Sec. 25-5-2W-10-028



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 2, 2021**

TITLE:	Master Transportation Plan Change Order #1 - Horrocks Engineers		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$14,200		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends that the City Council approve Horrocks Change Order #1 for the Master Transportation Plan.

BACKGROUND:

With increased traffic demand through the City, staff previously had issued a request for proposals from qualified engineering firms to generate an update to the Master Transportation Plan. The City elected to award the bid to Horrocks in the amount of \$89,858.94. During the selection process, the City was informed that they would receive a 75% grant from the State for the Master Transportation Plan. It had been estimated that the report would cost approximately \$100,000, leaving the city to fund the remaining \$25,000.

After reviewing the grant requirements, there were additional criteria included by the state that had not been included in the original Request for Proposal issued by the City, as the City had not known that we would be receiving this grant. As such, staff asked Horrocks for a fee to meet the additional requirements requested by the State. The fee for the additional services amounted to \$14,200. This would bring the total contract amount to \$104,058.94, which is just slightly over the original estimates.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 2, 2021**

TITLE:	Water Model Rebuild Change Order #1 - Psomas		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$14,055		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends that the City Council approve Psomas Change Order #1 for the Water Model Rebuild project.

BACKGROUND:

The City Council budgeted \$100,000 for a water model rebuild in this fiscal year. City staff solicited proposals from qualified consultants and awarded the contract to Psomas after an evaluation of the proposals received. The cost from Psomas was well below the budgeted amount at \$26,835. Because the proposal received was so low, City staff has asked that the model include additional review of differing scenarios not included on the original scope of work. The cost for the modeling of these additional scenarios total \$14,055. With this, the total costs for the model rebuild will increase to \$40,990.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

January 19, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – VIA LIFESIZE ELECTRONIC MEETING

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Pro Tempore Donna Burnham and Councilmembers Melissa Clark, Colby Curtis, and Carolyn Love. Mayor Tom Westmoreland was excused. Councilmember Jared Gray was absent.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Kimberly Ruesch, Finance Director; Pete Kane, Planning Manager; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Ross Fowlks, Fire Chief; Eric McDowell, Deputy Sheriff; and Robert Ballif, Engineering Assistant.

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 54-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

Mayor Pro Tempore Donna Burnham called the meeting to order at 4:03 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. DISCUSSION – Brylee North Rezone & General Plan Amendment

Planning Manager Pete Kane presented the item. The subject property is approximately 22 acres and is located on the west side of Eagle Mountain Boulevard, north of the Brylee Farms development. The rezone application requests a change to Commercial Regional (CR) on 10.63 acres of the property and MF2 on the remaining 11.4 acres. Brylee Farms to the south is zoned MF1, the properties to the west and north have a Future Land Use Designation of Employment Center/Campus, the property to the east and northeast is zoned Commercial Storage (CS), and the land to the southeast has been approved as a single-family development with zoning equivalent to the current R3 zone.

Desert Willow Drive, which is identified as a collector road, ends at Eagle Mountain Boulevard east of the subject property separating the approved commercial storage development and Sage Park. Staff recommends this road continue through Brylee North to connect to the property to the west, which has an Employment Center/Campus land use designation. Based on development to the south, the requested MF2 and CR zones are compatible, and the requested CR zoning along Eagle Mountain Boulevard opposite the CS zone is compatible. The Commercial Neighborhood (CN) zone is the only commercial zoning district that is compatible as an adjacent zone to the R3 property to the southeast, unless Eagle Mountain Boulevard is determined to serve as a suitable

zone buffer. The applicant requested a CR zoning designation for the land directly along Eagle Mountain Boulevard with a minimum depth of about 270 feet and an average lot size of about 1.5 acres. The CR zone may be appropriate given the proximity of the subject property to the future freeway.

The requested future land use designations are appropriate land uses based on the requested rezone. Based on the current land use designation on the subject property, 65 percent is designated Employment Center/Campus and 35 percent is designated Neighborhood Residential Two with RC and MF1 residential zones. These applications would shift the land use by reducing the commercial use to 48 percent and increasing the residential use to 52 percent. The applicant has been working with the City on a plan to dedicate one of the central commercial parcels along Eagle Mountain Boulevard to the City. This would allow the City to direct the potential development and use on that particular parcel.

The General Plan amendment changes the future land use designation to Regional Commercial on 10.63 acres and Neighborhood Residential Three on the remaining 11.4 acres. The property currently has a future land use designation of Employment Center Campus on about 14.3 acres and Neighborhood Residential Two on the remaining 7.7 acres. Initial discussions have begun with United Fire Authority (UFA) for a potential firehouse in the northwest portion of the property. Contract negotiations are currently underway with a local businessman to open his business at the southeast parcel. The applicant provided two concept plans: one with 12 units per building and one with 24 units per building; MF2 allows for a maximum of 12 units per building. Mr. Kane noted the renderings were informational and the applicant was not requesting a Municipal Code amendment to allow 24 units per building at this time.

The Planning Commission held a public hearing on the requests on January 12, 2021, and unanimously voted 4 to 0 with one absentee to recommend approval of the rezone and General Plan amendment requests with the condition that the General Plan amendment shall include continuing Desert Willow Drive through the subject property east to west as a minor collector.

Councilmember Love noted that the concept plan with the 24 units per building would be required to have 504 parking spaces and the plan only shows 372 spots and the required number of stalls would reduce the open space. She was open to considering a plan with 24 units per building; however, she requested for the concept plan to represent the required parking stalls in order for the City Council to be able to assess an accurate plan.

Applicant representative Randy Smith confirmed that the differences between the concept plans were building size and parking stall count. He said that a parking requirement of 1.5 to 1.8 parking stalls per unit is the standard requirement for multifamily buildings they have developed in other cities. Transit-oriented developments (TODs) frequently have even lower parking requirements. He reiterated that they were not requesting approval at this time but included the concept plan for the Council to consider because the Council has discussed the possibility of a TOD zone in the past.

Councilmember Curtis expressed concern regarding the City Council being a land developer and the increased density in the project. He directed the applicant to review the minutes for the

December 3, 2019 City Council meeting and said his position has not changed. He stated the applicant had been granted greater density in other portions of the project in exchange for commercial development.

Mr. Kane clarified the property is currently zoned Agriculture with a Neighborhood Residential Two future land use designation on the General Plan.

Councilmember Clark expressed concern that the applicant is requesting additional residential uses for the property when they had been granted residential uses in other portions of the project with the understanding this parcel would develop commercial uses. A UFA firehouse would further reduce the commercial development property along a major roadway.

Councilmember Love said although she does not desire to reduce commercial uses in the City, this area would be an appropriate location for the Neighborhood Residential Three designation and uses.

Mayor Pro Tempore Burnham concurred with Councilmember Love.

Councilmember Clark expressed concern that reducing the commercial acreage to allow additional residential uses may make the area less viable for commercial businesses.

Councilmember Curtis concurred that this would be an appropriate location for high-density housing once the future freeway is developed; however, he expressed concern about allowing high density in the area before the installation of expanded infrastructure to meet the needs of the population increase, considering the proposed freeway may not be developed for 20 years.

Councilmember Love stated that given the location near existing major roadways, she was in favor of permitting Neighborhood Residential Three uses; however, she concurs with the concerns that allowing the reduction of the commercial acreage might limit the commercial viability of the property.

Mr. Smith stated that big-box retailers are not expanding right now. The current market allows for commercial uses along the roadway, but it is difficult to find a commercial user interested in property located behind other commercial uses. The depth is sufficient to accommodate the needs of the likely types of businesses that would be interested in the property. He advocated to allow high density in the area to encourage commercial development through the increase of residents. They have encountered difficulties in attracting retailers due to the population not being high enough to sustain the commercial uses, as commercial users evaluate the number of current--not future--residents when determining where to develop.

Councilmember Clark stated although the 24-unit buildings allow for more open space, she is concerned regarding the parking needs for the City and the amount of parking indicated on the plan. Due to the vehicle requirements and usage by City residents, she objects to 1.7 parking spaces per unit, as the City does not have the transit options of larger metropolitan areas. She said she was willing to consider 24-unit buildings but not with reduced parking.

Mr. Smith stated they develop in tertiary markets rather than large metropolitan areas and he respected Councilmember Clark's observation regarding City parking needs. He reiterated that the buildings are not a part of the approval of this application, and they are currently seeking MF2 zoning for the area.

Mr. Kane clarified that the requested General Plan amendment to Neighborhood Residential Three allows for MF2 zoning.

City Administrator Paul Jerome stated that the property as previously contemplated had a 65 percent Employment Center/Campus and 35 percent residential division. He suggested placing the neighborhood areas in the southwest corner with the commercial uses to the northeast to be more in harmony with the original plan and to alleviate Council concerns.

Mr. Smith replied that a north-to-south rather than an east-to-west split would reduce the commercial value of the property, as commercial users prefer to be located along major arterial roads. He said that they could consider a north-to-south split but feel the current proposal would be more successful. In their discussions with staff and the City Council, the dedication of the land to the City would be a sacrifice on their part and would allow the City to attract businesses that they might not otherwise be able to entice due to preventative economic obstacles. They felt the proposal represents a trade of value to the City and provides a residential rental option in the City that is not currently readily available. He inquired regarding the City Council's desired density for the area.

Councilmember Clark stated she has reservations regarding the dedication of the one-acre commercial pad to the City, due to Councilmember Curtis' concerns but also noted that she respects landowner rights.

Mayor Pro Tempore Burnham stated that she is intrigued by the idea of the land dedication to the City and concurs with Councilmember Love regarding the appropriateness of high density for the location.

1.B. DISCUSSION – Scarlet Ridge Estates Master Development Plan, Preliminary Plat, Rezone, and General Plan Amendment

Mr. Kane presented the item. The subject property is made up of two parcels totaling approximately 160 acres east of Lake Mountain Road and south of the future Tiffany Lane extension. The property is currently zoned Agriculture and is designated in the General Plan Future Land Use Map as Agriculture/Rural Density Two. The Planning Commission's review of the 2019 concept plan resulted in feedback regarding concerns about the placement and distances of roads and equestrian trails, connectivity, and a recommendation of zoning the smaller lots to RD2 and the larger lots to RD1.

The concept plan was revised and reviewed by the City Council in August 2020. Feedback included a request for a minimum of 30 one-acre lots and an increase in aesthetic appeal by adjusting lot widths and including curved roads. A preliminary plat, rezone, and General Plan amendment have also been submitted. The preliminary plat request is for a residential subdivision

that includes 36 one-acre and 178 half-acre lots along with the associated infrastructure and open space improvements.

The applicant is seeking to amend the future transportation plan as it relates to plans for future road expansions to Tiffany Lane between Airport Road and the north-south collector along the eastern edge of the subject property. The request is to change the classification to a collector road for the portion between Airport Road and the northwest corner of the subject property and then to a residential road width a 53-foot width for the portion running along the northern edge of the property up to the north-south collector on the eastern edge of the property. Staff agrees with changing this to a collector road, but for the entire length between Airport Road and the future north-south collector to the east.

The applicant is seeking a rezoning of the property from Agriculture to RD2. Per EMMC 17.25.020 and 17.60.160, the RD2 zone is an appropriate zone for this land use designation. The project proposes a large park of about 2.5 acres which would be dedicated to the City. The park includes asphalt/concrete pathways, eight pavilions, ten picnic tables spread among the pavilions, garbage receptacles, grills, a drinking fountain, two pickleball courts, one full basketball court, trees, landscaping, and open lawn space. The proposed location of the park results in 91 residential lots in the southern third of the subdivision and lot 101 in the far northeast corner being outside of the quarter-mile distance. The application identifies the development to be constructed and platted in seven phases. One possible consideration may be that phases 1, 2, and 3 could be combined and re-divided into two phases so that the park feature is developed as part of phase 2 rather than 3. Staff recommends a number of changes to the park plan in the staff report. The development is required to achieve 246 points; the plan achieves 248 points. The development includes five retention areas throughout; staff suggests considering park strip drainages, swales, or some other low impact development method rather than multiple retention areas.

The proposed road network includes multiple connections: two road connections to the north to Tiffany Lane, three connections to the east to the future collector road that will run along that side of the development, two connections to the south to the future collector road, and three connections to the west to the concepted Triumph residential development. The plans are missing the half-width for the collector roads on the east and south of the property which should be included in the project. Collector roads are required to have street trees and residential lots with side or rear lot lines along collector roads are required to have privacy fencing. Two proposed street names in the plans are already used/approved elsewhere in the City and will need to be renamed: Maverick Road and Wyatt Lane.

The Planning Commission held a public hearing on the requests on January 12, 2021, and unanimously voted 4 to 0 with one absentee to recommend approval of the master development plan request with the following conditions:

1. That Phases 1, 2, and 3 shall be adjusted into two phases, and the park feature constructed as part of Phase 2;
2. Revisions shall be made to the park plan as outlined in the staff report;
3. Consider utilizing park strip drainage, swales, or other low impact development method in place of multiple retention areas; and
4. Incorporation of the half-width of the east and south collector roads.

The Planning Commission unanimously voted 4 to 0 with one absentee to recommend approval of the preliminary plat to the City Council with the following conditions:

1. Incorporation of the half-width of the east and south collector roads;
2. Renaming of Maverick Road and Wyatt Lane;
3. Streetlighting is required to comply with EMMC 15.10.390; and
4. Privacy fencing must be installed for residential lots with a rear and/or side lot adjacent to a collector road in compliance with EMMC 16.35.090.

The Planning Commission unanimously voted 4 to 0 with one absentee to recommend approval of the General Plan with the condition that the amendment shall revise the Future Transportation Plan Map for the road running along the north edge of the subject property between the future Airport Road and the future collector road to the east of the subject property from a "major arterial" to a "collector."

The Planning Commission unanimously voted 4 to 0 with one absentee to recommend approval of the rezone request.

Councilmember Curtis expressed concern regarding the five retention areas and suggested the areas be consolidated.

Mr. Kane explained that the staff recommendation of park strips instead of the retention areas would help disburse the runoff collection and are less likely to be obstructed by silt.

Councilmember Love said that during the Planning Commission meeting, the applicant said their engineer had suggested the five retention areas. The applicants indicated they would prefer other options to address the runoff from the sloped areas. The Planning Commission discussion also considered that the maintenance of the ponds would fall to the City, as there would not be a homeowner's association for the development, and also discussed whether to improve the areas rather than having the land retained as natural open space. She advocated for requiring the improvement of the retention areas if possible and inquired regarding the anticipated traffic for the area.

Mr. Kane explained that the staff recommendation for the minimum 53-foot width of the road between the subject property and the future Airport Road to be the width of a collector road rather than a major arterial is based upon the traffic study the applicant submitted that suggested the reduction of the right-of-way. In the proposal, the applicant has not provided dedication of the roadways.

Councilmember Love stated that in the material provided, Scarlett Ridge appears to be in a solitary location; however, the 320-acre Foothill Residential area to the east of the development would utilize the proposed roadways. She expressed her desire to error on the side of requiring too large of a road rather than risk the installation of an inadequate road to meet the needs of the future residents in that area.

Councilmember Clark concurred with the desire for a larger road. She noted previous flooding in the City which resulted in additional retention requirements. She advocated for the improvement of the areas due to safety issues that resulted in the improvement of other natural open space retention areas in the City.

City Engineer Chris Trusty stated that the Engineering, Storm Drain, and Parks and Recreation department staff desire to find the appropriate level of improvement for the retention areas, and discussed maintenance costs for rock or grass retention areas, and difficulties due to the areas being wet the majority of the time. He also expressed concerns regarding unimproved, native areas. State agencies encourage low-impact design that directs the water flow into the storm drain system as if the area were undeveloped. The design would need to account for hillside runoff and would likely require the incorporation of some retention areas.

Councilmember Clark requested that the application include a detailed plan to address runoff concerns when the item returns to a future meeting.

Applicant representative Ryan Kent clarified that they are open to alternative options to the retention ponds, including off-property solutions, as the retention areas would reduce buildable acreage. He recommended that his engineer discuss possibilities with Mr. Trusty prior to the next meeting. They hired a traffic engineer to evaluate the project because they believed the recommended road widths are wider than necessary, since the Maser Transportation Plan was compiled prior to the rezoning of the area. He said that building narrow roads would promote a lower density for the area. The installation of wide roadways would require the reduction of lot sizes and would impact their ability to develop the number of one-acre lots desired by the City.

1.C. DISCUSSION – Wildlife Corridor Overlay Zone Development Code Amendment

Mr. Kane presented the item. The Eagle Mountain General Plan includes a number of key initiatives, goals, and strategies in order to create the community residents desire and appreciate. One such strategy is to preserve wildlife migration routes and habitat, where possible. This strategy, included in the Meaningful Open Space and Amenities initiative, is outlined as part of the goal to preserve Eagle Mountain's scenic beauty, vistas, and wildlife habitat. The amendment establishes the purpose of the overlay, restrictions and requirements for the corridor, and methods of further protection. Upon adoption of the Municipal Code amendment, staff will work with property owners to establish and request rezoning of properties to apply the overlay zone and create a continuous migration and habitat corridor through the City. The standards provide support for and methods by which to preserve wildlife migration routes and habitat in and through Eagle Mountain City.

The Planning Commission held a public hearing on the Municipal Code amendment on January 12, 2021, and unanimously voted 4 to 0 with one absentee to recommend approval of the amendment with the following conditions:

1. Include a provision that regulates but does not prohibit off-highway vehicle (OHV) access in narrow portions of the corridor in order to minimize negative impacts; and
2. To remove EMMC 17.49.070(A)(3) "Developer may transfer density from overlay zone areas to other areas within a project or development in the case where significant buildable

property is made unbuildable by this overlay zone, as approved on a case-by-case basis by the City Council.”

Mr. Kane noted that EMMC 17.49.070 would still allow for amenity points to be awarded even if the City Council determined to approve the Planning Commission recommendation to remove the density transfer language.

Mr. Kane explained the recommendation to regulate OHV access to the narrow areas was due to resident use of OHVs in some areas proposed for the overlay, while finding ways to logically allow OHV use of the corridor without impeding animal use of and access to the narrow areas.

Councilmember Clark noted that the Planning Commission discussion included concerns that it would be difficult to enforce the OHV restrictions. The vague wording was intentional to encourage best practices and to educate the public.

Councilmember Curtis stated that he supports the item and appreciates citizen efforts to promote and prepare the amendment for the wildlife corridor. He agrees with the Planning Commission regarding the removal of allowing density transfer. He suggested that should the Council determine to allow density transfers, the wording should be altered to “buildable land” rather than “total land” to prevent the overlay to allow the conversion of unbuildable land within the wildlife corridor to increased density in the overall project. He expressed concern regarding verbiage that states, “Sensitive areas within the overlay zone shall be protected from human activity by minimizing access into or through the sensitive areas,” and, “No recreational vehicles, such as Off-Highway Vehicles (OHVs), shall be allowed in the corridor during the mule deer migration season, except for corridor maintenance.” This would allow awarding of amenity credits for land within the corridor and would then restrict public access to that land. Instead, they can use the overlay to regulate adjacent land uses. He said that the wildlife corridor will eventually become a public park and recommended the City Council allow the public to enjoy the area in the best way possible. He advocated for clarifying the mule deer migration seasons and the associated access restriction timeframes.

Mr. Kane stated that zoning regulations cannot control adjacent areas and the verbiage in EMMC 17.49.080 regarding minimizing access in sensitive areas is an unenforceable recommendation for guidance purposes and best practices for adjacent areas.

Mayor Pro Tempore Burnham noted that portions of the corridor will encompass privately owned property which would limit or prohibit public access to the portions of the wildlife corridor. She inquired regarding the overall vision for the wildlife corridor including public access for recreation.

Mr. Kane clarified that the majority of the land proposed for the overlay will likely be private or Bureau of Land Management property and not City-owned. The zoning element is a first step towards further conservation of the land. Public access rights to private land will be negotiated in the future to acquire perpetual easements for the wildlife corridor across the property.

Assistant City Administrator/Community Development Director Steve Mumford stated that the Division of Wildlife Resources (DWR) provided data regarding mule deer movement within the City. They discussed options with the DWR to reduce the number of deer hit on City roads for the mutual benefit of the deer and the residents. The City desires to balance the safety and preservation of wildlife with the potential recreation benefits to the residents in ways that pose a minimal disruption to wildlife. He said that although he is not a proponent of allowing density transfer, the City needs to consider the viable options for obtaining land for the corridor. The City hopes that the landowners will dedicate the land for the wildlife corridor, which is unlikely to occur frequently. Grant opportunities and private group investments may allow the City to purchase the land; however, due to the expanse of the wildlife corridor, land purchase will come at a significant cost. He advocated for allowing multiple options for obtaining the land.

Councilmember Love expressed support for protecting wildlife while providing recreational opportunities.

Discussion ensued regarding the potential eligibility of impact fees to fund land purchase for the wildlife corridor.

2. AGENDA REVIEW

9. BID AWARDS

9.A. Water Re-Use Master Plan Bid Award – Bowen Collins and Associates

Mr. Trusty stated that this bid represents steps the City can take to address water needs for the City as soon as possible. The Water Re-Use Master Plan will identify the infrastructure required and plan for a water reuse program to install secondary water systems in new developments. The study will also determine the water quality necessary to reuse water from businesses within the City and the appropriate guidelines for future businesses that produce reusable water.

Mayor Pro Tempore Burnham noted that due to the pace of building in the City, implementing a secondary water system and determining the scope and location of the desired infrastructure should be a priority.

11. CHANGE ORDERS

11.B. Airport Road Alignment and Design Change Order #2 – Civil Science

Councilmember Curtis requested a preliminary draft of the alignment, and Mr. Trusty stated that he will email a map with the alignment to the City Council.

13. RESOLUTIONS

13.A. Declaring Surplus Property – Fleet Vehicles

Fleet and Facilities Operations Director Jeff Weber explained surplus vehicles are sold on the www.govdeals.com website, as the vehicles generally sell for more on the website than at auction. The purchase of the vehicles is open to the general public. The City is charged 6 percent of the sale price for auction fees, where GovDeals charges the purchaser a fee to purchase through the website.

14. ORDINANCES/PUBLIC HEARINGS

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning Property Located on Lake Mountain Road from Agriculture to RA2.

Mr. Kane explained that the County indicated that there would be minimal if any tax increase impact to the landowner to divide the property into multiple parcels in order to dedicate the Lake Mountain Road right-of-way to the City.

14.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.58 Historical Preservation Zone.

Mr. Kane said inquires with State representatives verified that the City will still be certified and qualify for grants should the Planning Commission act in the capacity of the Historical Preservation Board.

14.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the Third Amendment to the Fiscal Year 2020-2021 Budget.

Finance Director Kimberley Ruesch explained that the Accela software was approved for use by the Building Department and the Recorder's Office for accounting uses. The increased expense will enable additional features required to build the necessary reports utilized by staff. Staff is working with Accela to reduce the expense and the amendment represents the highest amount the City would be charged for the implementation of the additional software features.

15. MASTER SITE PLAN

15.A. MOTION – Scenic Mountain Phase C Master Site Plan

Mr. Kane presented the changes to the master site plan in accordance with requests and feedback from the City Council in the January 5 meeting. The applicant has also provided additional color palette examples and details for the cluster mailbox to emulate the design of the townhomes. The new design implements decorative gables, detailed grills, bay windows, staggered rooflines, decorative trim and moldings, window grids, decorative doors and windows, columns, porches, architectural lighting, and pop-outs. The applicant has also relocated the cluster mailbox to Hurstbourne Drive adjacent to retention areas, reduced retaining walls to a maximum of five feet tall, renamed Elkhorn Drive to Bugle Drive, added turn radii for all alley entries and exits,

prohibited parking along the south side of Hurstbourne Drive, added two entrances to the pickleball court, added three trees around the pickleball court and two trees near the tot lot, and adjusted the pickleball court fencing to ten feet high.

Councilmember Curtis thanked the applicants for the adjustments to the project and said the elevations better align with the intent of the elevations in the master development agreement.

Applicant representative Jason Harris stated that opposite and adjacent buildings will utilize different color palettes.

Discussion ensued regarding the proposed plan failing to meet the parking requirement by one stall. It was later discovered the “Phase 2” label on the plat map covered a parking stall. With the inclusion of the additional parking stall, it was determined the plan met the parking requirement.

Councilmember Love requested the applicant add fencing along the top of the retention area.

Mr. Kane stated the Engineering Department encourages and requests fencing along retention walls for safety purposes.

Mr. Harris stated that the privacy fencing around the retention basin is necessary due to the steepness of the slope to mitigate safety concerns.

Councilmember Clark commended the applicant for addressing the Council’s concerns including ADA accessibility.

16. ORDINANCE

16.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 2.05 Employees and Personnel and 2.10 Mayor, and Enacting Chapters 2.16 City Administrator and 2.27 Board Appointment Process.

City Attorney Jeremy Cook presented changes to the amendment.

Councilmember Love thanked Mr. Cook for his work on the item and asked if Mayor Westmoreland would vote on the item. She expressed concern regarding the optics of voting on the amendment when the Mayor is not in attendance.

Mr. Cook stated that Mayor Westmoreland has expressed support for the changes, and the Council should feel confident moving forward.

City Recorder Fionnuala Kofoed stated that the Mayor could possibly join the meeting for the policy discussion and vote on the item to be able to break a tie should the City Council encounter a split vote on the item due to the absence of Councilmember Gray.

Councilmember Curtis stated that due to the discussion at the previous meeting, he is comfortable moving forward and expressed concern with requiring the Mayor to join the meeting when he is feeling unwell.

Mayor Pro Tempore Burnham recommended the Mayor provide a statement for the record to resolve concerns regarding the optics of the Mayor not participating in the discussion.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Pro Tempore Burnham adjourned the meeting at 6:05 p.m.

7:00 P.M. POLICY SESSION – VIA LIFESIZE ELECTRONIC MEETING

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Pro Tempore Donna Burnham and Councilmembers Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. Mayor Tom Westmoreland was excused.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Kimberly Ruesch, Finance Director; Pete Kane, Planning Manager; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Ross Fowlks, Fire Chief; Eric McDowell, Deputy Sheriff; and Robert Ballif, Engineering Assistant.

4. CALL TO ORDER

Mayor Pro Tempore Burnham called the meeting to order at 7:05 p.m.

5. PLEDGE OF ALLEGIANCE

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Free meal pickup for seniors ages 60 and over will continue each Monday and Wednesday at the Senior Center until further notice. For details, please visit the City website calendar.
- Utah County Health Department is managing COVID-19 vaccine distribution for Utah County residents. You may sign up for text or email alerts by texting UCHEALTH to 888777 to receive notification of when appointments are available and who is eligible. If you have a question or need help registering for your appointment, call the COVID-19 hotline at 1-800-456-7707. The hotline has language and translation services in more than 100 languages, including Spanish. The health department is also seeking medical and non-medical volunteers to assist with vaccine administration. Please visit their website for details.

To receive City notifications, including emergency info, news, events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

Mayor Pro Tempore Burnham opened public comment at 7:09 p.m.

Ms. Kofoed noted that the Recorder's Office received several public comments regarding the Wildlife Corridor Overlay Zone. The comments will be added to the public record when the item is presented at for consideration at a future meeting.

Mayor Pro Tempore Burnham closed public comment at 7:09 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark

Councilmember Clark recognized the Eagle Mountain Volunteers in Police Services (VIPS) and thanked them for their service and dedication to the City. The VIPS will be presented with a City challenge coin as a token of appreciation from the City.

VIPS representative Vincent Liddiard informed the Council and the public about the VIPS program and responsibilities and thanked the volunteers for their service. For more information regarding the program, including how to be involved, email ucso.vips@gmail.com.

Mayor Pro Tempore Burnham and Councilmembers Love and Gray expressed their appreciation to the Eagle Mountain VIPS participants.

CONSENT AGENDA

9. BID AWARDS

9.A. Water Re-Use Master Plan Bid Award – Bowen Collins and Associates

10. BOND RELEASES

10.A. Brandon Park Phase A, Plat 8 – Into Warranty

10.B. Brandon Park Phase A, Plat 9 – Into Warranty

10.C. Glenmar Ranch Phase, B Plat 3 – Into Warranty

10.D. Ranches Estates Plat D – Into Warranty

11. CHANGE ORDERS

11.A. Pony Express Widening Design Change Order #5 – Horrocks Engineers

11.B. Airport Road Alignment and Design Change Order #2 – Civil Science

12. MINUTES

12.A. January 5, 2021 – Appeals Board Meeting

12.B. January 5, 2021 – Regular City Council Meeting

13. RESOLUTIONS

13.A. Declaring Surplus Property – Fleet Vehicles

MOTION: *Councilmember Clark moved to approve the consent agenda. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning Property Located on Lake Mountain Road from Agriculture to RA2.

Mr. Kane presented the item. The subject property of 4.73 acres is located near 5200 Lake Mountain Road and includes the Lake Mountain Road right-of-way. The parcel is currently zoned Agriculture. The property owner would like to build a home on the property, which would require a rezone to RA2, as the Agricultural zone requires a lot size of 5 acres or greater for home construction.

The majority of the parcel is designated as Agriculture/Rural Density One on the General Plan, with 1.1 acres on the west side of the property designated as Parks and Open Space. An RA2 zone is appropriate in the Agriculture/Rural Density One designation; however, RA2 is not an appropriate zone for the land designated Parks and Open Space. Staff recommends this portion of the land be rezoned to Natural Open Space (OS-N). The proposed rezone is compatible with the current use of the surrounding properties. Staff has requested the property owner dedicate a 66-foot wide right-of-way to the City. The applicant discussed the division of the property with the County, and the division is not expected to increase the tax burden to the resident. The rezone is not expected to negatively impact the surrounding property values.

Mr. Kane explained that the options to allow the applicant to build a home on the property include a rezone or a variance. A variance requires proof of hardship. The property is identified on the General Plan with Agriculture/Rural Density One which includes the RA2 zone, so it is preferable to rezone the property to allow the construction of a single-family home. Granting a variance could

set a precedent for variance requests in the future. The rezone also allows the City to secure the Lake Mountain Road right-of-way.

The Planning Commission held a public hearing on the rezone request on December 8, 2020, and unanimously voted to recommend approval of the rezone to the City Council with the following conditions:

1. The 1.1 acres on the west side of the parcel shall be zoned OS-N from the western property line up to the eastern border of the PacifiCorp corridor;
2. The portion of property from the eastern border of the PacifiCorp corridor to the western edge of the proposed road dedication shall remain Agriculture and no accessory dwelling units be allowed on this portion of the property;
3. A 66-foot right-of-way shall be dedicated to the City; and
4. The remainder of the property shall be rezoned as RA2.

The City Council could also retain Agriculture zoning for the western portion of the property instead of rezoning it to OS-N, as the Agriculture zone is appropriate for the open space land use designation. This prevents a small parcel of OS-N zoning, as the powerline corridor has not been rezoned to OS-N. The western parcel could then be zoned to OS-N when the powerline corridor is rezoned.

The Planning Commission added a note that there may be a possible need to split the property into two lots due to the right-of-way dedication. Staff agrees with this and recommends that the property owner record a plat, going through the final plat process with staff, to establish the two lots and the road dedication.

Mayor Pro Tempore Burnham opened the public hearing at 7:31 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Pro Tempore Burnham closed the hearing.

Councilmember Curtis stated that his intention is for this area of the City to remain mainly five-acre lots and his consideration for alternate zoning for this lot is due to its unique situation.

Mr. Kane verified that due to the RA2 zone restrictions, the applicant could only build one home on the property. An accessory apartment in conjunction with the home on the east would be allowed but would be prohibited on the western 1.1-acre parcel. Mr. Kane reviewed the use limitations should the parcel be zoned to OS-N and explained that the presence of the power corridor also prohibits the construction of structures, regardless of zoning. The property would remain under the ownership of the applicant unless and until other actions are implemented by the City regarding the power corridor.

Discussion ensued regarding the zoning of the property under the power corridor.

Applicant Tyler Woodward stated his willingness to adhere to either zoning recommendation for the portion of the property west of Lake Mountain Road, as he is not planning to construct any type of structure in that area.

MOTION: *Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, rezoning property located on Lake Mountain Road from Agriculture to RA2 with the following conditions:*

- 1. The 1.1 acres on the west side of the parcel shall be zoned OS-N from the western property line up to the eastern border of the PacifiCorp corridor;*
- 2. The portion of property from the eastern border of the PacifiCorp corridor to the western edge of the proposed road dedication shall remain Agriculture and no accessory dwelling units are allowed on this section of the property;*
- 3. The applicant shall dedicate a 66-foot-wide right-of-way to the City;*
- 4. The remainder of the property shall be rezoned to RA2; and*
- 5. The applicant shall go through the final plat process with staff to record a plat to establish the two lots and the road dedication.*

Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

14.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.58 Historical Preservation Zone.

Mr. Kane presented the item. After review of other municipal codes, staff determined that a historical preservation overlay zoning designation is more appropriate than a historical preservation zone, as an overlay would allow properties to have an underlying zoning designation. The proposed Municipal Code amendment would incorporate language to establish an overlay zone, clarify the historical site designation process, and allow the Planning Commission to act as the Historic Preservation Board in absence of such a board.

The historic preservation process begins with identification by any person of the location of a possible important historical or archaeological site in the City. An on-site evaluation will be conducted with the property owner's consent. Next, the site will be considered for addition to the local registry through a request for designation submitted to the City. The Historic Preservation Board will then hold a public meeting to evaluate the request and criteria for designation. Once a property or site is on the local registry, it is eligible for the zoning overlay. A request to rezone the property or site may then be submitted to the City. The Planning Commission will hold a public hearing on the rezone request to make a recommendation to the City Council. Finally, the City Council will hold a public hearing to take action on the rezone request.

The Planning Commission held a public hearing on November 24, 2020, and voted unanimously with one absentee to recommend approval of the Municipal Code amendment.

Mr. Kane stated he had confirmed with the State that the City would qualify for applicable grant opportunities should the Planning Commission act as the Historic Preservation Board in the absence of a board.

Mayor Pro Tempore Burnham opened the public hearing at 7:46 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Pro Tempore Burnham closed the hearing.

MOTION: *Councilmember Love moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 17.58 Historical Preservation Zone. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

14.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Enacting Chapter 17.63 Ridgeline Protection Overlay Zone.

Mr. Kane presented the item. The Planning Commission held a discussion during the summer of 2020 as to whether the Ridgeline Protection Standards chapter should be updated. The conversation focused on the ability to better visualize and increase awareness of areas that fall under these regulations by establishing a zoning district. A zoning overlay designation was proposed as it would allow a property's existing zoning designation to carry which includes land uses, while adding the regulations of this chapter. The proposed Municipal Code amendment uses language in EMMC 17.62 Ridgeline Protection Standards to establish the overlay zone. The amendment does not change any of the existing standards within EMMC 17.62. This allows the current standards to remain enforceable while properties undergo the rezone process to apply the overlay zone. Once the overlay zone is applied to the applicable properties, should the amendment be approved, the City can then amend Municipal Code to repeal EMMC 17.62 Ridgeline Protection Standards, as the chapter would be redundant and no longer necessary.

The Planning Commission held a public hearing on the Municipal Code amendment on November 24, 2020, and voted unanimously with one absentee to recommend approval of the amendment to the City Council with the condition that staff shall work with the City Attorney to incorporate language that will protect the areas that fall under the definition of “ridge” or “prominent ridge,” and that “ridgeline setback” be subject to the regulations of this chapter until the rezoning process is completed and the zoning overlay added to the City's zoning map. The Municipal Code chapter as presented in the staff report reflects the Planning Commission's request.

Councilmember Gray stated he was unable to review the item prior to the meeting. As he is in attendance telephonically and unable to see the presentation, he will abstain from the vote on the item.

Mayor Pro Tempore Burnham opened the public hearing at 7:51 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Pro Tempore Burnham closed the hearing.

MOTION: *Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, enacting Chapter 17.63 Ridgeline Protection Overlay Zone. Councilmember Love seconded the*

motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. Jared Gray abstained. The motion carried with a vote of 4:0.

14.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the Third Amendment to the Fiscal Year 2020-2021 Budget.

Finance Director Kimberly Ruesch presented the item and said the amendment includes adjustments to the General, Capital Projects, and Enterprise Funds. The amendment of the one-time funding increase of \$4,397,542 is for four projects.

The General Fund increase of \$4,020 is to fund the City's share of an LED energy savings project that includes an incentive by Rocky Mountain Power that covers 75 percent of the cost of the project. The cost of the project will be recouped through energy savings over a 4-year period. An additional \$15,000 is to fund an implementation change order for the Accela Software project to include additional scripting and reporting needs.

The Capital Projects Fund increase of \$4,318,522 is to fund the Cory B Wride Memorial Park Phase 2 contracts that were awarded at the November 15, 2020 City Council Meeting. The Enterprise Fund increase of \$60,000 is to fund a Water Reuse Master Plan.

Mayor Pro Tempore Burnham opened the public hearing at 7:55 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Pro Tempore Burnham closed the hearing.

MOTION: ***Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, approving the third amendment to the Fiscal Year 2020-2021 Budget. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

15. MASTER SITE PLAN

15.A. MOTION – Scenic Mountain Phase C Master Site Plan

Mr. Kane reviewed the information presented during the Work Session. The entire Scenic Mountain development project includes just under 35 acres of land on the south side of Wride Memorial Highway and northeast of The Ranches community. The project was granted a master development plan (MDP) and master development agreement (MDA), with the latest amended and restated agreement signed in March 2017. The MDA requires a slope transition area/natural open space along the eastern and southeastern portions of Phase C due to topography and to create a transition between uses. Phase C requires 1,000 square feet of open space per residential unit. The land use proposed is townhome residential for 84 units with alley-loaded garages.

Based on the size of the subject property, the proposed use of townhomes, and the development occurring in three separate phases, the development requires the approval of a master site plan, which Municipal Code allows to be used as the preliminary plat. The City can choose to waive the

requirement for site plan applications for the individual phases based on the master site plan submission. Each separate phase will require individual final plats.

The MDA divides the project into three planning areas. Planning Area 1/Phase A is a single-family cluster home development with the right to build up to 86 residential units with a gross density not to exceed 5.49 units/acre. The approved preliminary plat for Phase A includes 80 cluster homes on 15.65 acres. Planning Area 2/Phase B is a townhome development with the right to build up to 83 townhome units with a gross density not to exceed 8.23 units/acre. The approved preliminary plat for Phase B includes 40 townhome units on 4.16 acres, reduced from the original 10.09 acres due to land acquisitions by the Utah Department of Transportation (UDOT). Planning Area 3/Phase C is the subject of this application and was preserved as a flexible use area development allowing either a commercial office/retail development, residential units under the previous Tier III-Tier IV subdivision requirements, or a combination of residential and commercial units. The Phase C acreage was reduced from 7.22 acres to 5.39 acres due to UDOT acquisitions. The original approval permitting 120 units was reduced to 89 units due to these acquisitions. The application proposes 84 units for Phase C. The MDA allows for a maximum density of the entire project of 10.15 units/acre.

The Planning Commission held a public hearing on the master site plan application on December 8, 2020, and voted 4 to 1 to recommend denial to the City Council of the application. The dissenting vote by Commissioner Wells was based on her willingness to work with the applicant to resolve the raised concerns.

Based on the revised plans, staff recommends the City Council make a motion to approve the master site plan with the following conditions:

1. Approval of the master site plan shall serve as approval of the preliminary plat;
2. Site plans for each of the separate phases are not required;
3. Adjacent buildings shall not have the same color palette;
4. Approved fencing for Phase C shall be used in Phase B; and
5. Each townhome's exterior mechanical equipment shall be screened from view.

Councilmember Love expressed concern regarding the width of the drive lanes on Hurstbourne Drive.

Mr. Kane stated that the measurement 38-foot wide width on the plan is from sidewalk edge to sidewalk edge.

Applicant Representative Jason Harris stated that Hurstbourne Drive will have two 13-foot drive lanes for a total of 26 feet of drivable area excluding the width of the parallel parking stalls.

Mr. Harris confirmed that they understood the staff-recommended condition for adjacent buildings to have different color palettes included for opposite buildings.

MOTION: *Councilmember Curtis moved to approve the Scenic Mountain Phase C master site plan with the following conditions:*

1. *Approval of the master site plan shall serve as approval of the preliminary plat;*
2. *Site plans for each of the separate phases are not required;*
3. *Adjacent buildings shall not have the same color palette;*
4. *Approved fencing for Phase C shall be used in Phase B; and*
5. *Each townhome's exterior mechanical equipment shall be screened from view.*

Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

16. ORDINANCE

16.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 2.05 Employees and Personnel and 2.10 Mayor, and Enacting Chapters 2.16 City Administrator and 2.27 Board Appointment Process.

City Attorney Jeremy Cook said he spoke with Mayor Westmoreland during the break after the Work Session. Mayor Westmoreland has reviewed the proposed changes and said if he were present, he would vote to approve the changes.

Councilmember Love recommended removing “determine and” from EMMC 2.10.020 “For each new city administrator, the city council shall determine and approve the process to hire the city administrator,” as she felt it could cause confusion between the Mayor recommending a process and the City Council approving the process.

Councilmember Clark advocated for retaining “determine and,” as she felt the City Council determined whether to approve the Mayor’s recommendation.

Discussion ensued regarding ambiguity surrounding the intent of the City Council during the January 5, 2021 meeting regarding the verbiage in EMMC 2.16.020, “the mayor shall recommend to the city council a process to hire a new city administrator.” The City Council determined to retain the phrase.

Mr. Cook reviewed changes requested by the City Council:

1. The addition of EMMC 2.16.040 “Annual Review: At least once every calendar year, the Mayor shall review the performance of the City Administrator and recommend to the City Council any modifications to the salary or duties of the City Administrator that the Mayor determines are appropriate;”
2. EMMC 2.27.020 “Posting of Positions: Notice of all empty board positions shall be posted on the city webpage, or other method suitable to provide notice to the public, for a minimum of ten days. The notice shall include a description of the position and provide details for the submission of an application or resume for the position. The mayor shall compile and evaluate all applications or resumes for the position;”

3. EMMC 2.27.030 “Notice to Council: Not less than five (5) days prior to publicly noticing the possible appointment of any person to an advisory board, the mayor shall provide to each member of the city council the name, and application or resume if available, of each person the mayor is considering appointing to an advisory board position. Members of the city council may individually provide the mayor with feedback or recommendations regarding each potential appointment.”

Councilmember Gray expressed concern regarding the requirement for an annual review. He said an annual review would result in an automatic annual raise for the City Administrator and requested the annual review include the provision for no additional action regarding the position to mitigate overpayment.

Councilmember Clark advocated for the inclusion of her recommendation for the annual review as an accountability mechanism that allows for but does not prescribe modifications.

Mayor Pro Tempore Burnham cited the proposed language regarding the City Administrator annual review for the benefit of Councilmember Gray who was in attendance telephonically.

Mr. Cook clarified that the Mayor’s recommendations based on the annual review can be denied by the City Council.

MOTION: *Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapters 2.05 Employees and Personnel and 2.10 Mayor, and Enacting Chapters 2.16 City Administrator and 2.27 Board Appointment Process retaining the verbiage “the mayor shall recommend to the city council a process to hire a new city administrator,” in EMMC 2.16.020. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

17. MOTION

17.A. MOTION – Appointment of a City Councilmember as Mayor Pro Tempore.

Mayor Pro Tempore Burnham explained the duties of the mayor pro tempore and said Mayor Westmoreland has recommended Councilmember Clark as Mayor Pro Tempore for 2021.

MOTION: *Councilmember Curtis moved to appoint Councilmember Melissa Clark as Mayor Pro Tempore for 2021. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

Councilmember Gray explained that his concerns expressed at the time of the appointment of Councilmember Burnham as Mayor Pro Tempore for 2020 was due to his belief that the City Council should select the mayor pro tempore. He clarified he did not object to Councilmember Burnham being appointed as mayor pro tempore for 2020.

18. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Gray

None.

Councilmember Gray left the meeting at 8:28 p.m.

Councilmember Clark

Councilmember Clark requested that City staff compile data and examine plans for Airport Road and Eagle Mountain Boulevard.

Councilmember Curtis

None.

Councilmember Love

None.

Councilmember Burnham

None.

19. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Curtis

Councilmember Curtis said the Eagle Mountain Arts Alliance has provided the information for City review for an agreement regarding the proposed library box program.

Councilmember Love

Councilmember Love stated she appreciates the work of the Planning Commission and their impact on the City. Serving as the Planning Commission liaison was useful and informative. The pandemic caused difficulties for the Youth Council and she hopes that those serving this year will serve next year to have the full experience.

Councilmember Clark

Councilmember Clark stated the Eagle Mountain preparedness group awards patches for certain activities and presented a patch she had received. She appreciates the efforts of the preparedness group and is excited to continue working with them in an unofficial capacity. An online class will be held with Dave Becar teaching family emergency communication strategies. The Communications Department plans to soon be able to post the emergency trainings on the City website. She expressed gratitude for staff and board member efforts. She is grateful for her time serving as liaison to the Cemetery Board and looks forward to working with the Parks and Recreation Advisory Board.

Councilmember Burnham

Councilmember Burnham thanked the Military and Veterans Advisory Board for their service and stated the board is scheduled to meet Thursday, January 21, 2021, at 7:00 p.m. She expressed appreciation to be working with the Planning Commission during her new assignment.

Mayor Pro Tempore Burnham noted the following 2021 City Council liaison assignments:

Councilmember Curtis: Library Board, Military and Veterans Advisory Board, and Planning Commission in a secondary capacity.

Councilmember Burnham: Planning Commission and Senior Council Advisory Council.

Councilmember Love: Economic Development Board and Cemetery Board.

Councilmember Clark: Parks and Recreation Advisory Board, Youth Council in a secondary capacity, and will also continue her City's emergency preparedness programs special assignment.

Councilmember Gray: Eagle Mountain Arts Alliance, Pony Express Events, and Youth Council.

Ms. Kofoed stated she would provide the City Council with the board applications and said board appointments should be scheduled for the next City Council meeting.

20. COMMUNICATION ITEMS

20.A. Financial Report

20.B. Upcoming Agenda Items

21. ADJOURNMENT

MOTION: *Councilmember Curtis moved to adjourn the meeting at 8:39 p.m. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 8:39 p.m.

Approved by the City Council on February 2, 2021.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 2, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Enacting Chapter 17.49 Wildlife Corridor Overlay Zone.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Pete Kane, Planning

PRESENTED BY:

Pete Kane

RECOMMENDATION:

BACKGROUND:

The Eagle Mountain General Plan includes a number of key initiatives, goals, and strategies in order to create the community residents desire and appreciate. One such strategy is "Preserve wildlife migration routes and habitat, where possible." This strategy, included in the "Meaningful Open Space & Amenities" initiative, is outlined as part of the goal to "Preserve Eagle Mountain's scenic beauty, vistas, and wildlife habitat." This General Plan initiative is further in the "Parks, Trails, and Open Space Plan" that was adopted by the City this past year which includes the goal of "Create solutions to protect wild animal movement such as creating a designated wildlife corridor and protected roadway crossings."

The proposed development code is brought forward in order to implement these elements of the community's long range plans. The code establishes the purpose of the overlay, restrictions and requirements for the corridor, and methods of further protection. Upon adoption of the code amendment, staff will work with property owners to establish and request rezoning of properties to apply the overlay zone and create a continuous migration and habitat corridor through the city.

ITEMS FOR CONSIDERATION:**REQUIRED FINDINGS:**

Development Code Amendments are legislative decisions and are considered valid of reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the code amendment on January 12, 2021. The Commission unanimously voted (4-0, 1 absent) to recommend approval of the code amendment with the following conditions:

1. Include a provision that regulates (but not prohibits) OHV access in narrow portions of the corridor in order to minimize negative impacts; and
2. Remove EMMC 17.49.070(A)(3).

ATTACHMENTS:

[ORD--EMMC 17.49 Wildlife Corridor Overlay Zone](#)
[17.49 Wildlife Corridor Overlay Zone - PROPOSED](#)

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
ENACTING CHAPTER 17.49 WILDLIFE CORRIDOR OVERLAY ZONE**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code to enact Chapter 17.49 Wildlife Corridor Overlay Zone, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code, enacting Chapter 17.49 Wildlife Corridor Overlay Zone.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 2nd day of February, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 2nd day of February, 2021.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____ by _____ .

Exhibit A

EMMC 17.49 Wildlife Corridor Overlay Zone

[PROPOSED]

- 17.49.010 Purpose and objective.
- 17.49.020 Area of designation.
- 17.49.030 Applicability.
- 17.49.040 Definitions.
- 17.49.050 Land use regulations.
- 17.49.060 Conflict regulations.
- 17.49.070 Development standards.
- 17.49.080 Development recommendations adjacent to the overlay zone.
- 17.49.090 Wildlife corridor protection.

17.49.010 Purpose and objective.

This chapter establishes the land use regulations and protections for the wildlife corridor overlay zone in Eagle Mountain City, including permitted, minimum land use standards, and other development provisions. This chapter does not change the underlying zoning.

The chapter provides support for and methods by which to preserve wildlife migration routes and habitat in and through Eagle Mountain City. This is a key strategy identified in the Eagle Mountain General Plan and Parks, Trails, and Open Space Master Plan. The chapter provides a means to reduce the continuing loss and fragmentation of habitat and migration routes for native and migrating species while simultaneously accommodating development.

Wildlife corridors preserve natural habitat areas or undeveloped lands that can facilitate movement, migration, foraging, breeding, and dispersal of animals, birds, insects, and reptiles. These areas of land permit wildlife such as raptors, deer, pronghorn, and other fauna to move from one area of their range to another. Habitat fragmented by subdivision and development, such as roads and structures, prevent wildlife from accessing their full home range and often lead to human/wildlife conflict. It is important that animals be able to move for food, access thermal and hiding cover, and to preserve genetic diversity of the species. These corridors also help provide contiguous habitat for plants, invertebrates that are essential pollinators, and other wildlife. Preservation of these corridors, along with fencing and safe crossings, will also help to reduce vehicle-animal collisions.

Primarily supporting wildlife in the region, wildlife corridors may also provide for recreation opportunities, open space preservation, potential tourism, and education for students and the general public.

17.49.020 Area of designation.

Wildlife corridors shall include and be characterized by one or more of the following:

A. Wildlife corridors and landscape linkages.

B. Areas with one of the following attributes: significant seasonal ranges for wildlife and/or wildlife migration corridors, and continuous habitat appropriate for wildlife. These may be identified using scientific data by city, county, state, and/or federal agencies.

C. Species that are unique, rare, threatened, endangered, or otherwise deemed to be of significance to Eagle Mountain City. Species shall be those on the federal listed species and sensitive species as provided by the US Forest Service and Bureau of Land Management, as well as those deemed as such by city, county, state, and/or federal agencies.

17.49.030 Applicability.

A. Partial Coverage. If only a portion of a property is located within the overlay zone, the standards, requirements, and procedure of this chapter shall only apply to the portion of the property that is located inside the overlay zone.

B. Corridor Width. The recommended minimum width for the corridor is 330 feet (330') wide. The United States Department of Agriculture (USDA), US Forest Service, and other research studies have determined this minimum width based on the various species and size of animals that utilize migratory corridors. Road crossings and other constrained areas may require a reduced width for short distances.

C. Natural Wash. When applying the overlay zone, any natural wash within the corridor should include a 50 foot (50') area on both sides of the wash within the overlay zone. This additional area is measured from the top of the bank of the natural wash. This adds a buffer to minimize erosion; stabilize the wash banks; prevent pollution; protect sensitive animals, plants, and riparian habitat; and protect property owners from building on highly-collapsible soil.

17.49.040 Definitions.

"Conservation nonprofit organization" refers to a private organization operating under section 501(c)(3) of the US Internal Revenue Code with the primary purpose of preserving and protecting land in its natural, scenic, historical, recreational, or open space condition.

"Mule deer migration season" refers to the time of year the mule deer migrate between their winter and summer ranges. The mule deer typically migrate through the City of Eagle Mountain between March 15-April 30 and December 1-January 15 annually.

"Native vegetation" refers to all plant species that occur naturally in a particular habitat and provide essential habitat for native insects and animals. These plants have evolved together over time to form communities that are well-suited to the specific combination of soil, temperature, nutrients, and rainfall of their region. Native species are naturally resilient because they adapt to local conditions.

"Nesting season" refers to the period of the year in which birds are building nests and raising young, generally March 15-July 31. The phrase includes any nesting period for documented bird species within the overlay zone.

"Sensitive areas" refers to areas that include nesting grounds/boxes, natural wash, recently-planted seedlings, and other regions deemed sensitive by Eagle Mountain City, Utah Division of Wildlife Resources (DWR), or other public agency.

“Wildlife” refers to wild animals and vegetation, especially animals living in a natural, undomesticated state.

“Wildlife crossing structure” refers to a structure such as a culvert, bridge, or underpass containing features that enhance its suitability for use by wildlife to safely cross human-made barriers such as roads or highways. Examples of such features include the presence of vegetation providing cover or habitat near the entrances and/or natural light visible at the opposite entrance. The term does not include cattle guards.

“Wildlife impermeable fencing” refers to a fence or wall, other than a retaining wall, that prevents various species of wildlife from freely passing through with little or no interference. Except for gates and associated gate support components, a fence or wall that includes the following design features is considered wildlife impermeable fencing:

A. Any fence or wall that is higher than eight feet (8') above grade, inclusive of any wire strands placed above a top rail of a fence or wall.

“Wildlife permeable fencing” refers to a wildlife-friendly fence visible to ungulates and birds, allows wildlife to jump over or crawl under, and provides wildlife access to essential habitats and travel corridors. Wildlife permeable fencing has the following characteristics:

A. Use a rail, high-visibility wire, flagging, or other visual markers for the top.

B. Smooth wire or rounded rail for the top and bottom.

C. Height of top rail or wire should be 42 inches (42") or less from grade.

D. At least 12 inches (12") or more between the top two wires.

E. At least 16 inches (16") between the bottom wire or rail and grade.

F. Posts at a minimum of 16 foot (16') intervals.

G. Gates, drop-downs, removable fence sections, or other passages where animals congregate and cross.

17.49.050 Land use regulations.

The land use regulations shall be those of the underlying zoning with which the Wildlife Corridor Overlay Zone is combined, unless modified by the overlay zone.

17.49.060 Conflict regulations.

Where any provision of federal, state, county, or city statutes, codes, or laws conflicts with any provision of this chapter, the most restrictive shall govern unless enforcement will result in a violation of the federal, state, county or city statutes, codes, or laws.

17.49.070 Development standards.

The following standards are designed to ensure that resources comprising the wildlife corridor area are impacted to the least possible extent. The standards ensure that the landscape will remain connected and that resources can function in a natural state.

The following standards are applicable to all development activities that occur within the Wildlife Corridor Overlay Zone.

A. Open Space Credit/Density Transfer.

1. Developer may be awarded amenity points toward the requirements of EMMC 16.35.105 for public trails, observation structures, and other passive recreation improvements built within the overlay zone as approved by the City.
2. Developer may be granted credit for improved open space area for significant buildable property made unbuildable by this overlay zone as approved on a case-by-case basis by the City Council.
3. Developer may transfer density from overlay zone areas to other areas within a project or development in the case where significant buildable property is made unbuildable by this overlay zone, as approved on a case-by-case basis by the City Council.

B. Fragmentation. Development shall be planned to maintain ecological connections and protect critical resources. Gaps within the corridor created by development, other than roadways, are not permitted. This includes, but is not limited to, non-utility structures, buildings, and wildlife impermeable fencing.

C. Construction period. Permitted construction within the overlay zone shall only occur outside the mule deer migration season and nesting season. Construction may only be permitted during the mule deer migration season and nesting season when certification from DWR is provided stating that the construction area will not impede migration or nesting during the proposed construction period.

D. Vegetation. Native vegetation shall be retained and protected wherever possible. The DWR, City, volunteer groups, developers, and other organizations should work together to replant native vegetation where it has been previously removed or destroyed. Native, drought-tolerant vegetation is permitted.

1. Property used for farming or grazing is exempt from this requirement, unless the landowner grants the City or other organization permission to restore the land to its native habitat.
2. Development adjacent to the overlay zone is encouraged to integrate native vegetation into their landscape plan.

E. Underground utility construction. The construction of underground utility lines involving installation, maintenance or repair shall be subject to the following criteria:

1. Trenches of no more than half the width of the corridor at the construction area are to be opened at one time.
2. During periods when active construction is not occurring, trenches shall be:
 - a. Covered to prevent wildlife access;
 - b. Surrounded by temporary fencing; or
 - c. Include escape ramps.
3. Where consistent with safety and space consideration, excavated material is to be placed on the uphill side of trenches.
4. Trench dewatering devices shall discharge in a manner which will not adversely affect flowing streams, drainage systems, or off-site property.

5. Disturbed areas are to be replanted with native vegetation to resemble their native state prior to construction.

F. Fencing and walls. The following fencing and walls are permitted within and adjacent to the overlay zone:

1. Overlay zone perimeter only – wildlife impermeable fencing to discourage or hinder wildlife from exiting the corridor into developed, urban areas of the city. Wildlife impermeable fencing is not permitted within the overlay zone.
2. Wildlife permeable fencing for agricultural purposes that permit wildlife movement through the corridor.
3. All other fences or walls are prohibited unless otherwise approved by the city council.

G. Trails. Natural trails are permitted within the overlay zone to provide public use, access, and education, but must mitigate as best as possible any negative impact of or restrict the needs of wildlife. These trails may include the trail itself, trailheads, trailhead parking, restrooms, and pavilions so long as these features do not cut off the migration route within the corridor nor deter wildlife from utilizing the area of breeding or feeding.

H. Wildlife crossing structures. To aid in wildlife access and movement through the corridor, wildlife crossing structures are permitted and encouraged over and under roads and highways. Public use of these structures may be permitted and may include trails or paths for the public if it does not negatively impact the wildlife from using the crossing.

1. Feasibility. In situations where a wildlife crossing structure over or under a road is not possible, an alternative at-grade crossing wildlife crossing is required.
2. At-grade crossings. The preferred at-grade wildlife crossing is a combination of impermeable wildlife fencing on both sides of the opening and an advance animal detecting system located in the wildlife crossing, alerting drivers of possible animals crossing. At a minimum, wildlife fencing or an advance animal detecting system shall be installed. When installing an at-grade crossing, the following design criteria should be included:
 - a. Avoid creating pooled water in the right-of-way;
 - b. Incorporate unpalatable plant species or no vegetation;
 - c. Avoid crossing rip-rap;
 - d. Provide a pull-out location for maintenance;
 - e. Locate the crossing on flat terrain;
 - f. Ensure long lengths of wildlife impermeable fencing includes escape opportunities from the right-of-way; and
 - g. Install wildlife warning signs.

17.49.080 Development recommendations adjacent to the overlay zone.

Land adjacent to the overlay district is encouraged to be developed with the following considerations:

A. Consultation. Property owners and developers of land adjacent to the overlay zone are encouraged to consult with the local Wildlife Habitat Biologist at the DWR or other qualified wildlife biologist for guidance on appropriate development adjacent to the corridor.

B. Light Pollution. In addition to compliance with EMMC 17.56 Outdoor Lighting Standards, property adjacent to the overlay zone is encouraged to consider the following:

1. Color and brightness. Outdoor lighting should use lighting that does not affect wildlife or attract insects by limiting the color temperature and brightness:
 - a. Color temperature should not exceed 3,000 Kelvins.
 - b. Light output of individual fixtures should not exceed 850 lumens.
2. Outdoor recreation lighting. Lighting for outdoor recreational facilities directly adjacent to the overlay zone is recommended to be mounted no higher than 15 feet (15') above the ground.
3. Exceptions. The following items are exempt from these recommendations:
 - a. Temporary lighting for construction. Permissible during construction hours, but shall be turned off otherwise.
 - b. Temporary emergency lighting.
 - c. Wireless communication facilities. Lighting should not exceed the minimum requirements established by the Federal Aviation Agency.

17.49.090 Wildlife corridor protection.

A. Conservation and stewardship. Land within the overlay district may be protected using any of the three methods listed here.

1. Dedication for public use. The land may be dedicated to the City or to another public agency. This is the preferred method.
2. Private land conservation. Any private land, whole or a portion of, may apply a conservation easement on that land. The easement may be held by the City, another public agency, or a qualified conservation nonprofit organization.
3. Homeowners' association. Every preliminary plan that includes natural or improved open space that will be owned and maintained by the lot owners shall be accompanied by a conservation easement and proposed articles of incorporation and covenants for a homeowners' association in which all lot owners shall be members, and which is responsible for the maintenance and preservation of natural and improved open space required by this chapter. These documents shall be recorded with the final plat, upon their approval.

B. Sensitive areas. Sensitive areas within the overlay zone shall be protected from human activity by minimize access into or through the sensitive areas.

C. Recreational vehicles. No recreational vehicles, such as Off-Highway Vehicles (OHVs), shall be allowed in the corridor during the mule deer migration season, except for corridor maintenance. Recreation vehicle use should be limited in narrow portions of the corridor to minimize negative impacts.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 2, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Land Use Element of the General Plan and Rezoning Certain Lands known as Brylee North.		
ITEM TYPE:	General Plan Amendment and Rezone		
FISCAL IMPACT:			
APPLICANT:	Randy Smith (Fieldstone Homes)		
GENERAL PLAN DESIGNATION "Employment Center/Campus" and "Neighborhood Residential Two"	CURRENT ZONE Commercial	ACREAGE 22 acres	COMMUNITY Brylee North

PUBLIC HEARING:

Yes

PREPARED BY:

Pete Kane, Planning

PRESENTED BY:

Pete Kane

RECOMMENDATION:

Staff recommends that the City Council adopts an Ordinance of Eagle Mountain City, Utah, Amending the Land Use Element of the General Plan and Rezoning for the Parcel know as the "Brylee North" for the reasons set forth in the staff report and in the meeting and with any conditions added by the Council.

BACKGROUND:

The subject property is about 22 acres in size and located on the west side of Eagle Mountain Boulevard and north of the Brylee Farms development. Brylee Farms (to the south) includes a townhome development phase directly adjacent to the subject property that would fall under the current zoning designation of MF1 (it was approved under the previous city code of Tier III multifamily). The properties to the west and north are currently zoned Agriculture but have a future land use designation of Employment Center/Campus. To the northeast and east, the property is zoned Commercial Storage with a commercial self-storage project approved. The land to the southeast has been approved as a single-family development (Sage Park) under the previous city code, but would fall in the R3 current zoning designation.

The subject property is currently zoned Commercial, as approved by

City Council on May 15, 2018. The rezone application requests a change to Commercial Regional on about 10.63 acres of the property and MF2 on the remaining 11.4 acres. The subject property currently has a future land use designation of Employment Center/Campus on about 14.3 acres of the property and Neighborhood Residential Two on the remaining 7.7 acres. The general plan amendment requests changing the future land use designation to Regional Commercial on about 10.63 acres of the property and Neighborhood Residential Three on the remaining 11.4 acres.

ITEMS FOR CONSIDERATION:

TRANSPORTATION

Desert Willow Drive ends at Eagle Mountain Boulevard just east of the subject property. It is a collector road identified on the Transportation Master Plan Map and separates the approved commercial storage development and Sage Park. Based on the City's future land use designation of the property to the west of the subject property as Employment Center/Campus, staff has recommended that the Desert Willow Drive be continued through the subject property. Previously, staff recommended that this road be a collector road and added to the applicant's general plan amendment request. After further review and discussion, staff has determined that a request for a collector road at this location should not be part of the application/ordinance and instead will be evaluated as part of the Transportation Master Plan update currently underway for the entire city.

REZONE COMPATIBILITY

EMMC 17.60.160 establishes the appropriate zone transitions and compatible adjacencies. Based on development to the south (Brylee Farms Townhomes) which is equivalent to the current zoning district of MF1, the requested zoning of MF2 and CR are compatible zones. The property to the west has been identified for possible commercial use by the property owner/applicant in previous concept plan submissions (B&H Land Holdings). The majority of the land to the east is zoned Commercial Storage (CS). The requested CR zoning along Eagle Mountain Boulevard opposite this CS zone would be compatible. To the southeast, a portion of Sage Park is opposite the subject property and its zoning would be equivalent to the R3 zone. The Commercial Neighborhood (CN) zone is the only commercial

zoning district that is compatible as an adjacent zone to the R3. The Council may find that the distance created by the minor arterial Eagle Mountain Boulevard creates a buffer and separation between these two developments.

REZONE REQUEST

In addition to the zone compatibility, the usability of the requested zoning districts on the portions of the subject property should be considered. The applicant has requested a CR zoning designation for the land directly along Eagle Mountain Boulevard with a minimum depth of about 270 feet. The potential lot layout in the zoning application demonstrates an average lot size of about 1.5 acres. The CR zone is typically used for large retailers such as large grocery stores and big box retailers. Given the proximity of the subject property to the future freeway just to the north, a CR zone may be appropriate but the depth of the zone may not be enough to attract a larger retailer or grocer.

The following uses are allowed in the CR zone as opposed to the CC zone: check cashing and deferred deposit lenders (as a special use), construction and equipment sales/rental, flex office/retail/warehouse, large/regional grocery store (> 75,000), hospital, pawn shop, plasma/blood collection, race tracks (as a special use), and regional retail sales (> 55,000 sf).

GENERAL PLAN AMENDMENT

The requested future land use designations are appropriate land uses based on the applicant's requested rezoning. If the Council determines any modifications to the rezone designations is necessary, it may be necessary to also revise the general plan land use designations in the amendment.

AMENDMENT EFFECTS

Based on the current land use designation on the subject property, 65% is set for Employment Center/Campus (commercial) and 35% as Neighborhood Residential Two (the RC and MF1 residential zones). The applications would shift this land use by reducing the commercial use to 48% and increasing the residential use to 52%. It should be noted that the MF2 zoning district is identified in EMMC 17.60.160 as a compatible zoning district for the Regional Commercial land use designation.

DEDICATION TO CITY

The applicant has been working with the City on a plan to dedicate one of the central commercial parcels along Eagle Mountain Boulevard within the subject property to the City. This would allow the City to direct the potential development and use on that particular parcel.

REQUIRED FINDINGS:

Rezone applications are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a rezone application can be found in EMMC 17.90.060.

Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Council should consider the health, safety, and welfare of the community.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the requests on January 12, 2021. The Commission unanimously voted (4-0, 1 absent) to recommend approval of the rezone and general plan amendment requests with the following conditions:

1. The general plan amendment shall include continuing Desert Willow Drive through the subject property (east to west) as a collector (minor).

ATTACHMENTS:

[ORD--Brylee North General Plan Amendment and Rezone](#)
[General Plan Map Amendment Exhibit](#)
[Rezone Exhibit](#)
[Existing Conditions](#)
[Compatibility Statement](#)
[Development Opportunities](#)
[Multifamily Concepts](#)

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN
AND REZONING CERTAIN LANDS KNOWN AS BRYLEE NORTH**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the land use element of the General Plan and to rezone certain lands known as Brylee North, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the land use element of the General Plan and the rezoning of certain lands known as Brylee North, as set forth in Exhibit A.
2. The General Plan is hereby amended, and the lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 2nd day of February, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 2nd day of February, 2021.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____ by _____ .

Exhibit A

FUTURE LAND USE & TRANSPORTATION MAP

LEGEND

Residential Categories:

- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

Public/Civic Categories:

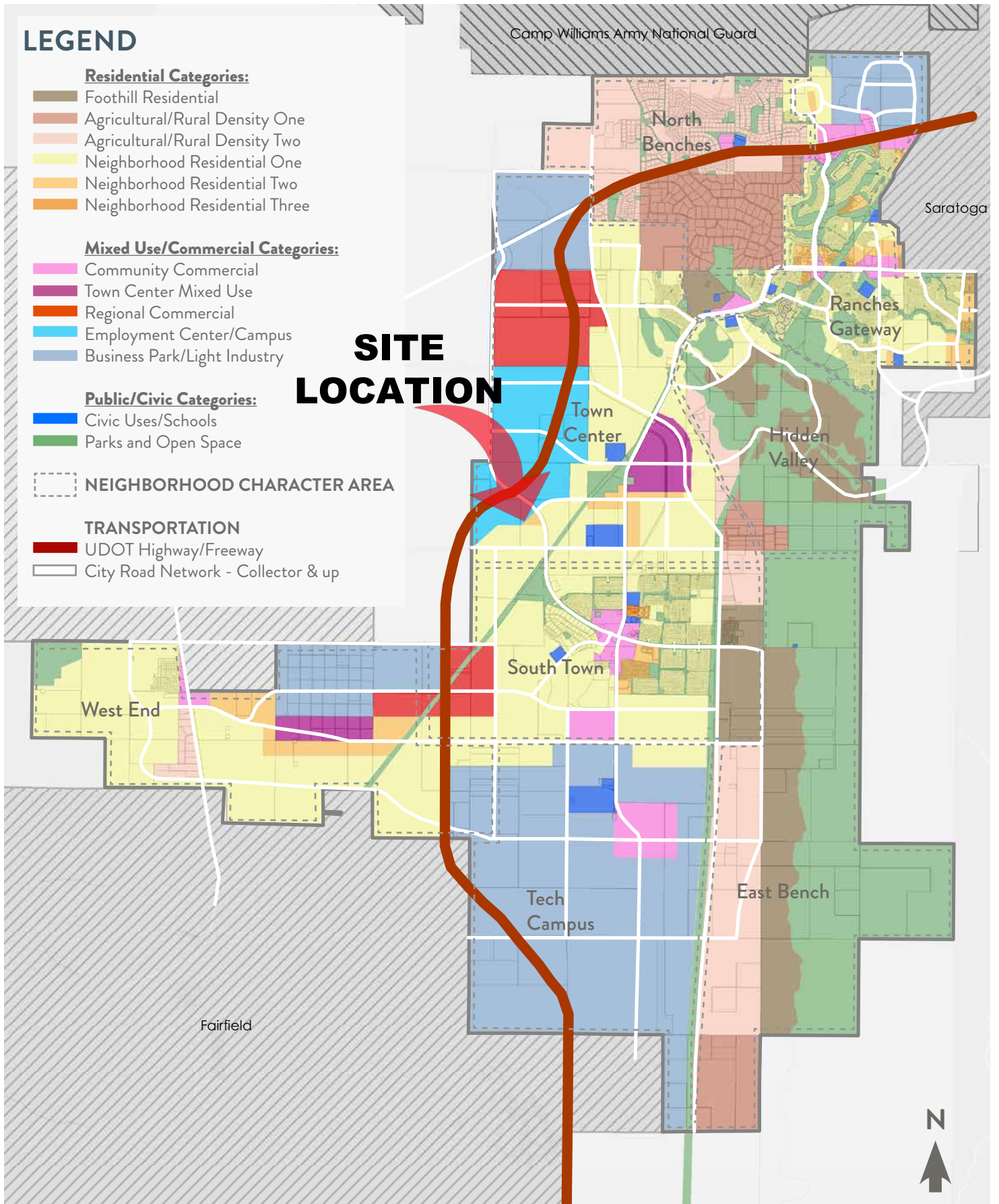
- Civic Uses/Schools
- Parks and Open Space

NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

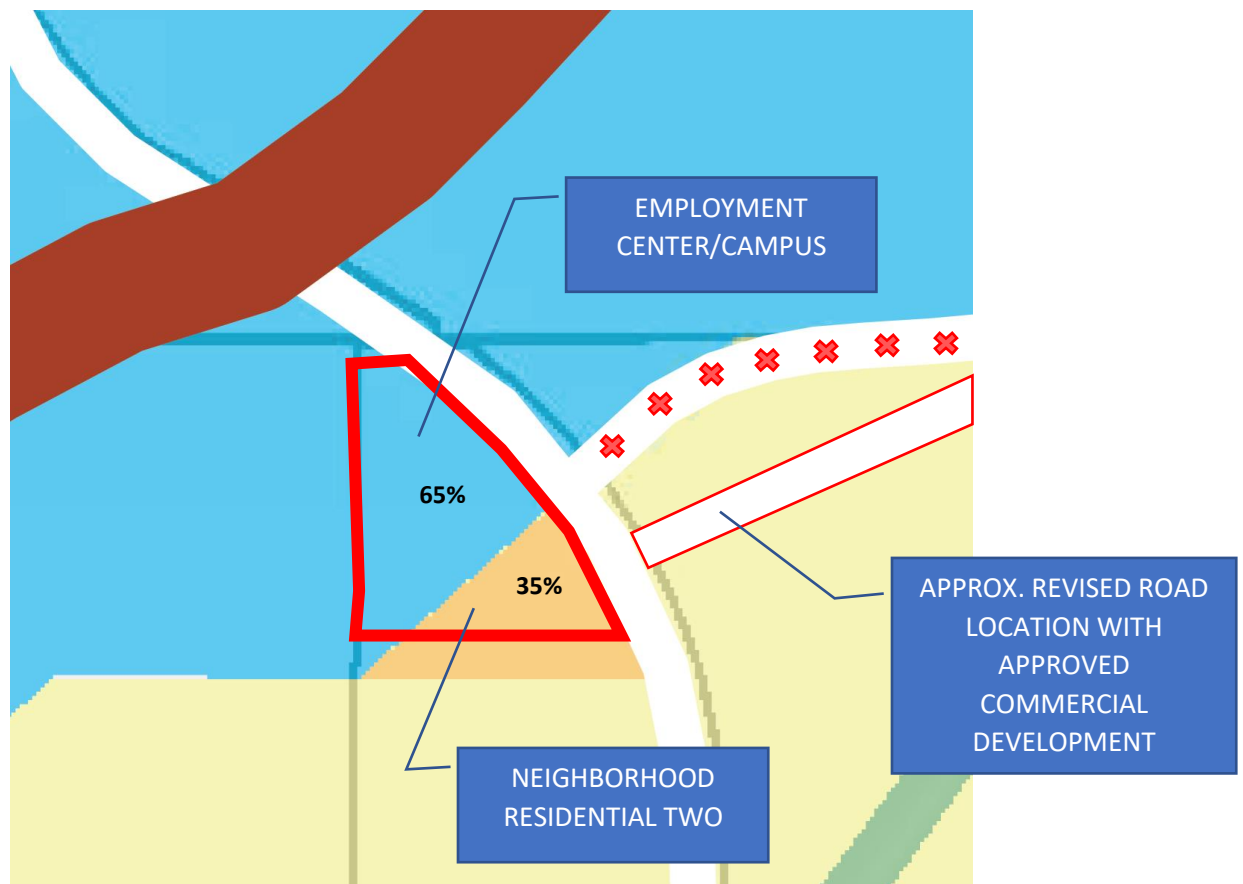
- UDOT Highway/Freeway
- City Road Network - Collector & up

**SITE
LOCATION**



CURRENT GENERAL PLAN

FUTURE LAND USE MAP



- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus

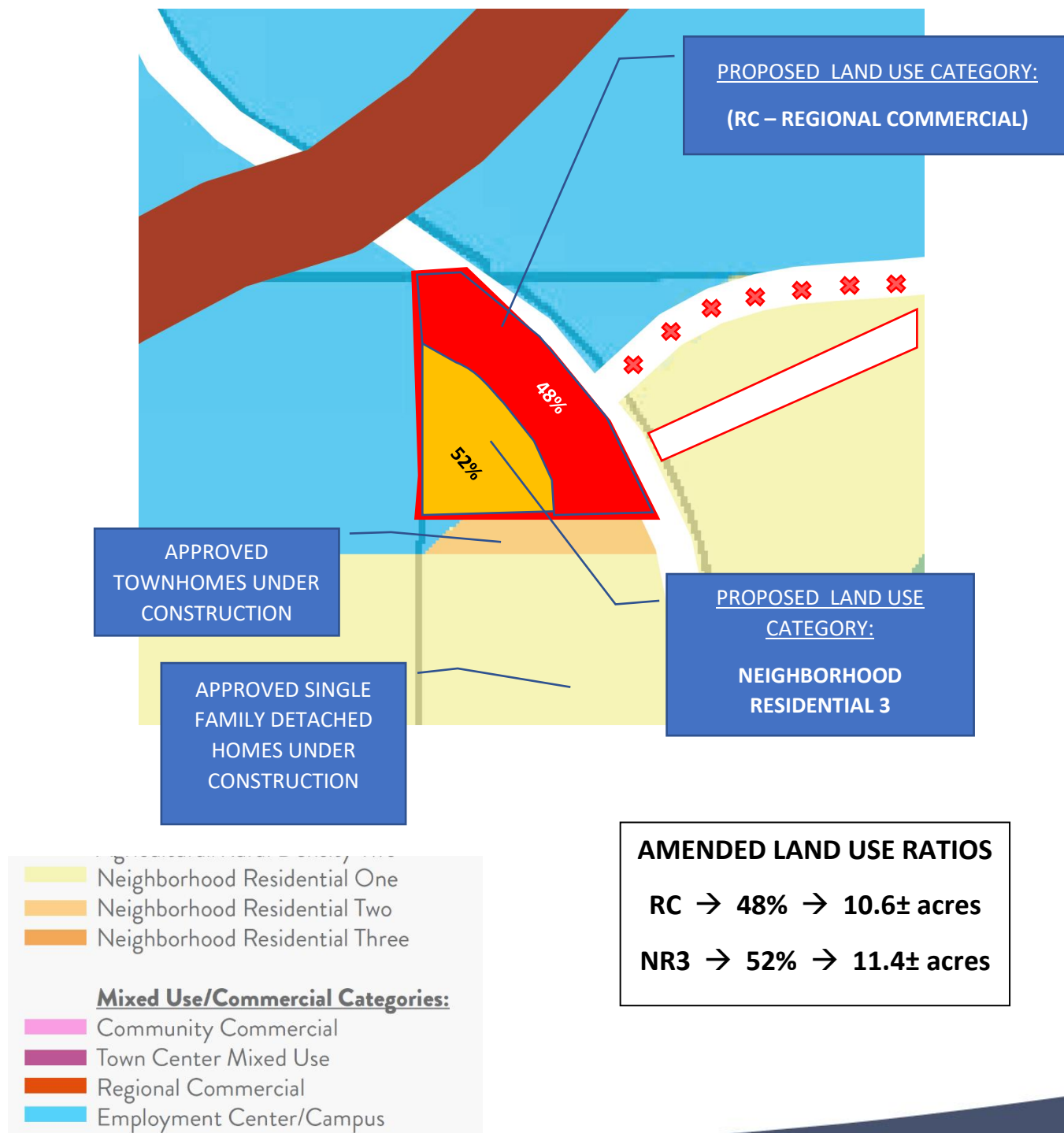
CURRENT LAND USE RATIOS

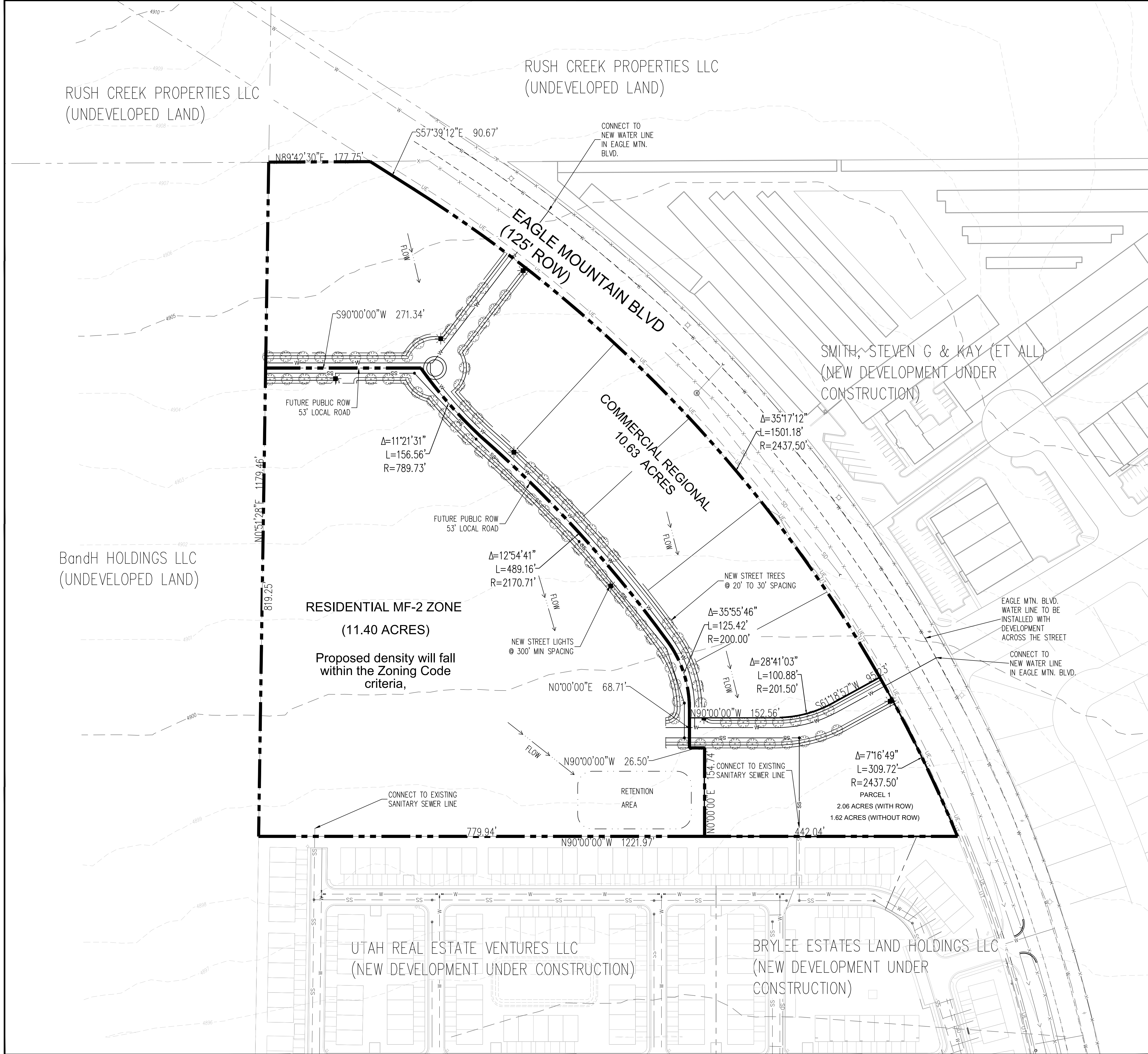
ECC → 65% → 14.3± acres

NR2 → 35% → 7.7± acres

PROPOSED GENERAL PLAN

AMENDED FUTURE LAND USE MAP





Date
9/21/2020

Engineer
B Preece

Project Mgr
B Preece

Sheet
1 of 1

100 YEAR RETENTION CALCULATION

CATCHMENT PROPERTIES			
Area Composition		Runoff Coefficients	
Hardscape	10.00	Ch	0.85
Building	7.00	Cr	0.9
Landscape	5.05	Cl	0.15
Total Area	22.05	Composite C	0.71

Time (min)	Intensity (in/hr)	CA	Allowable Runoff		Storage (cf)
			Runoff (cf)	Allowed Discharge (cfs)	
5	5.70	15.56	26,603	0	26,603
10	4.34	15.56	40,511	0	40,511
15	3.59	15.56	50,266	0	50,266
30	2.41	15.56	67,487	0	67,487
60	1.49	15.56	83,449	0	83,449
120	0.792	15.56	88,714	0	88,714
180	0.533	15.56	89,554	0	89,554
360	0.272	15.56	91,402	0	91,402
720	0.144	15.56	96,779	0	96,779
1440	0.074	15.56	99,467	0	99,467
					99,467 Cu Ft

DRAINAGE NARRATIVE

THE EXISTING SITE DRAINS FROM NORTH TO SOUTH WITH AN APPROXIMATE 7-FOOT DROP. ALL RUNOFF FROM THE 22.05-ACRE SITE WILL BE RETAINED. THE REQUIRED RETENTION WILL BE 99,467 CU FT USING THE RATIONAL METHOD. THE RATIONAL METHOD INCLUDED THE USE OF RAINFALL INTENSITIES FROM NOAA AND A COMPOSITE RUNOFF COEFFICIENT OF 0.71.

UTILITY NARRATIVE

WATER DEMAND

THE PROPOSED DEVELOPMENT CONSISTS OF APPROXIMATELY EIGHT FUTURE COMMERCIAL SITES, 216 RESIDENTIAL UNITS, 1 CLUB AND A POOL. THE ESTIMATED WATER DEMAND WAS BASED ON INFORMATION CONTAINED IN UTAH ADMINISTRATIVE CODE RULE R309-510. FOR THE RESIDENTIAL UNITS IT WAS ESTIMATED THAT THERE WOULD BE AN AVERAGE DAILY DEMAND OF 400 GALLONS PER DAY PER CONNECTION. THE COMMERCIAL SITES WERE ESTIMATED TO HAVE AN AVERAGE DAILY DEMAND OF 7,000 GALLON PER DAY PER LOT. THE CLUB HOUSE AVERAGE DAILY DEMAND WAS ESTIMATED TO BE 179 GALLONS PER DAY. THE POOL AVERAGE DAILY DEMAND WAS ESTIMATED TO BE 216 GALLONS PER DAY. USING THE VALUE OF 2 FOR THE MAXIMUM DAILY AND PEAK HOUR DEMAND FACTORS THE RESULTS OF THE ESTIMATED WATER DEMANDS ARE SUMMARIZED BELOW.

Total Average Daily Demand	142,795 GPD
Total Maximum Daily Demand	285,589 GPD
Total Peak Hour Demand	397 GPM

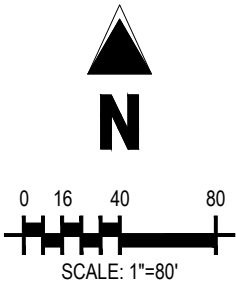
THE REQUIRED FIRE FLOW FOR THE DEVELOPMENT WAS ESTIMATED FROM INFORMATION SUPPLIED BY APPENDIX B IN THE INTERNATIONAL FIRE CODE 2018. EACH BUILDING WAS ASSUMED TO BE TYPE V-B. A SUMMARY OF EACH TYPE OF DEVELOPMENT WITH THE ESTIMATED SQUARE FOOTAGE AND FIRE FLOW IS PROVIDED BELOW.

Required Fire Flows (TYPE V-B)		
Type of development	Square Footage	Required Fire Flow (GPM)
Residential per building (12/bldg)	13,447	3,250
Residential per building (24/bldg)	24,046	4,250
Commercial per building	6,000	2,000
Club House	3,000	1,500

SEWER DEMAND

FOR THE SEWER DEMAND IT WAS ASSUMED THAT IT WOULD BE APPROXIMATELY HALF THE DEMAND REQUIRED FOR THE CULINARY WATER DEMAND WITH THE EXCEPTION OF THE RESIDENTIAL UNITS BEING HELD TO 100 GALLON PER DAY PER UNIT. A PEAK FLOW FACTOR OF 4 WAS ASSUMED. BELOW IS A TABLE SUMMARIZING THE TOTAL AVERAGE DAILY DEMAND AND THE PEAK FLOW.

Total Average Daily Demand	124,998 GPD
Total Peak Flow Demand	258.74 GPM



Galloway

1926 W. Pleasant Grove Blvd., Suite B
Pleasant Grove, UT 84062
801.922.1332
gallowayus.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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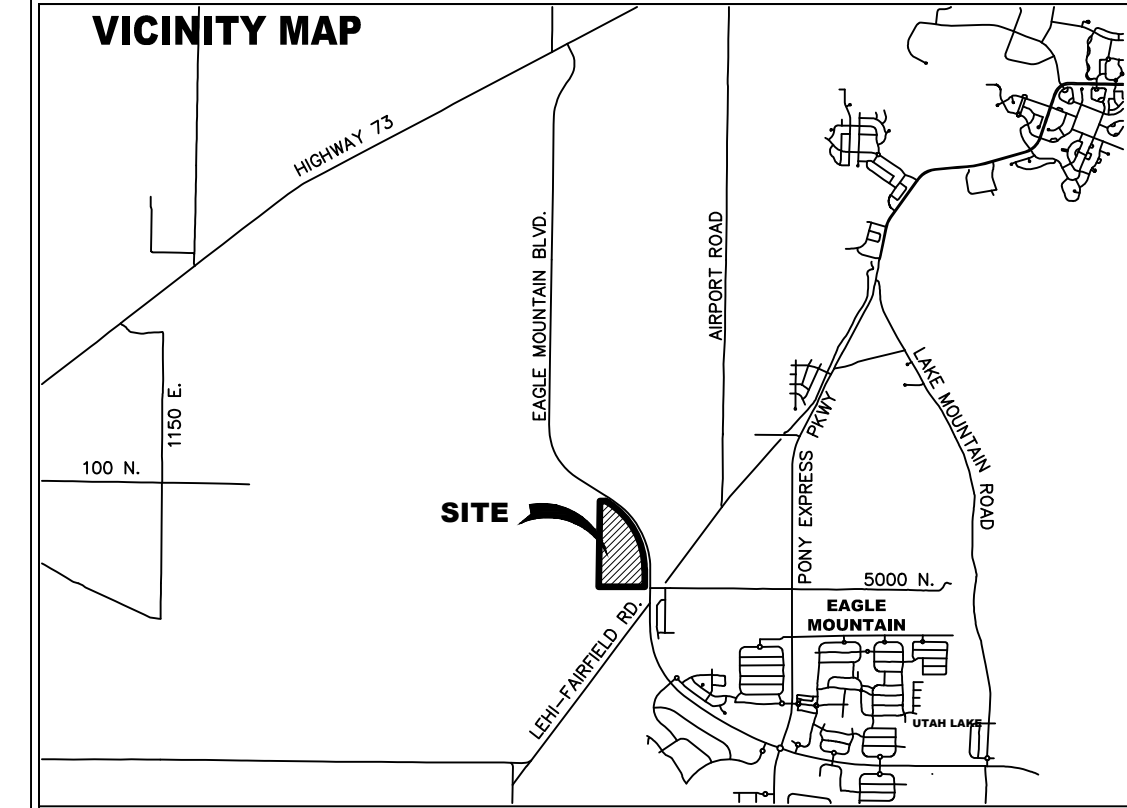
BRYLEE NORTH
MASTER SITE PLAN &
LAND USE PLAN
EAGLE MOUNTAIN, UT

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Project No:
Drawn By: RCL
Checked By: BAP
Date: 2020/08/26

MASTER PLAN

1 OF 1



LEGEND	
	EXISTING ELECTRIC BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MH
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX

TITLE REPORT DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH ALONG THE SECTION LINE 2683.60 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 89°22' WEST 2662.50 FEET; THENCE SOUTH 0°29' WEST 2662.31 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 88°49' EAST 2639.16 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY AND ALL PORTION LYING EAST OF THE WEST LINE OF EAGLE MOUNTAIN BOULEVARD.

SURVEYED DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 89°22' WEST 2662.50 FEET TO THE CENTER OF SAID SECTION 2; THENCE SOUTH 89°22' WEST 2662.50 FEET TO THE WEST LINE OF EAGLE MOUNTAIN BOULEVARD; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: S57°39'12"E 90.67 FEET; THENCE ALONG THE ARC OF A 2437.50 FOOT RADIUS CURVE TO THE RIGHT 2463.78 FEET THROUGH A CENTRAL ANGLE OF 57°54'49" (CHORD: 328°51'48"E 2360.23 FEET); THENCE S0°15'37"W 542.41 FEET TO THE SOUTH LINE OF SAID SECTION 2; THENCE S89°56'09"W ALONG THE SECTION LINE 1425.06 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±68.92 ACRES

ALTA/NSPS LAND TITLE SURVEY

SOUTHWEST CORNER
SECTION 35, T6S, R2W, SLB&M
BENCH MARK
NGVD29 ELEVATION: 4936.08
(FOUND 1960 UTAH COUNTY MONUMENT)

NORTH 1/4 CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1958 UTAH COUNTY MONUMENT)

EAST 1/4 CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1950 UTAH COUNTY MONUMENT)

WEST 1/4 CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1958 UTAH COUNTY MONUMENT)

RUSH CREEK
PROPERTIES LLC
PARCEL NO. 59.034.0010

B&H LAND HOLDINGS LLC
PARCEL NO. 59.034.0003

SURVEY CONTAINS:
±68.92 ACRES

SMITH
PARCEL NO. 59.034.0007
ENTRY NO. 20182.1989

PLUMB HOLDINGS E M LLC
PARCEL NO. 59.043.0035

POINT OF BEGINNING
SOUTH 1/4 CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1958 UTAH COUNTY MONUMENT)

UTAH COUNTY RECORDER SHOWS A DEED GAP
HOWEVER, IT APPEARS THAT BOTH PROPERTIES
ARE USING THE QUARTER SECTION LINE AS THE
COMMON BOUNDARY LINE. A BOUNDARY LINE AGREEMENT
MAY BE REQUIRED PRIOR TO PLATTING.

FOUND R&C
PLS# 147089
±1.4' EAST
FOUND R&C
PLS# 147089
±0.4' WEST
±0.3' NORTH

QUARTER SECTION LINE: N0°51'28"E 4718.50 (MEASURED)

QUARTER SECTION LINE: S89°42'30"W 5324.01 (MEASURED)

QUARTER SECTION LINE: N0°51'28"E 2662.25

CH=S28°41'48"E 2360.23

R=2437.50
Δ=57°54'49"

L=2463.78

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NOTES

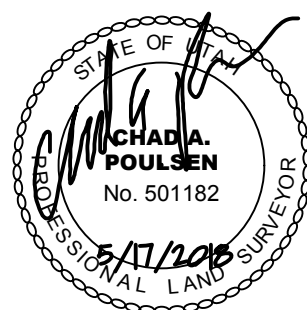
- The purpose of this survey is to provide an ALTA/NSPS Land Title Survey of the area shown hereon for the clients own intents and purposes.
- The Basis of Bearing for this survey is N89°56'09"E along the Section Line from the South 1/4 Corner to the Southeast Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Deeds and plats of record have been related to the above mentioned basis of bearing.
- This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intents of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
- A Title Report prepared by Meridian Title Company, Commitment No. 259897, Effective Date: February 23, 2018 was used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of this report and is not liable for errors and omissions based on the reliance of said title report. All easements and title exceptions shown hereon are referenced from said report.
- The benchmark for the topographic information provided hereon is the found 1960 Utah County Monument at the Southwest Corner of Section 35, T6S, R2W, SLB&M with an NGVD elevation of 4,936.08 feet. Contours were generated from an aerial drone survey together with information obtained by conventional survey methods. Contours are shown hereon at two (2) foot intervals.
- This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
- This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
 - Original and any copies not individually signed and sealed by Surveyor.
 - Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
 - Improvements shown have been altered, changed, or added to, subsequent to the Survey.
- Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
- Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not to be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
- #5 rebar and cap have been set at all lot corners unless noted otherwise.
- This property located in an area where there is no digital data for Flood Zone classifications. Based on a preliminary study this area has been identified as an area where there are no special Flood Hazards.
- The following utility entities were contacted and utility information was provided (unless noted otherwise) and used as a part of this survey:
Dominion Energy: John Staples, John Staples@dominionenergy.com
Direct Communications: Charles Hedelius, charlesh@directcom.com (801)799-2800 (no information provided).
Eagle Mountain City: Chris Trusty, ctrusty@emcity.org
Rocky Mt. Power: Joel Simmons, jgsdept@pacifiCorp.com

TITLE REPORT EXCEPTIONS

- STANDARD TITLE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY
- (TAXES DUE, NOT A PLOTTABLE MATTER OF SURVEY)
- PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY

SURVEYOR'S CERTIFICATE

To: FIELDSTONE UTAH INVESTORS, LLC, STEVEN G. SMITH AND LEONE KAY SMITH, AND MERIDIAN TITLE COMPANY, and their respective successors and assigns, as follows:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 8, 11, 13, 17, 18 and 19 of Table A thereof. The field work was completed on April 23, 2018.



Chad A. Poulsen, PLS

MAY 17, 2018

Date

LEI
- A Utah Corporation -
**ENGINEERS
SURVEYORS
PLANNERS**
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

ALTA/NSPS LAND TITLE SURVEY
LOCATION: SOUTHEAST QUARTER SECTION 2, T6S, R2W, SLB&M, EAGLE MOUNTAIN, UTAH
PREPARED FOR: FIELDSTONE UTAH INVESTORS, LLC.
PROPERTY OF: STEVEN G. & LEONE KAY SMITH

REVISIONS	
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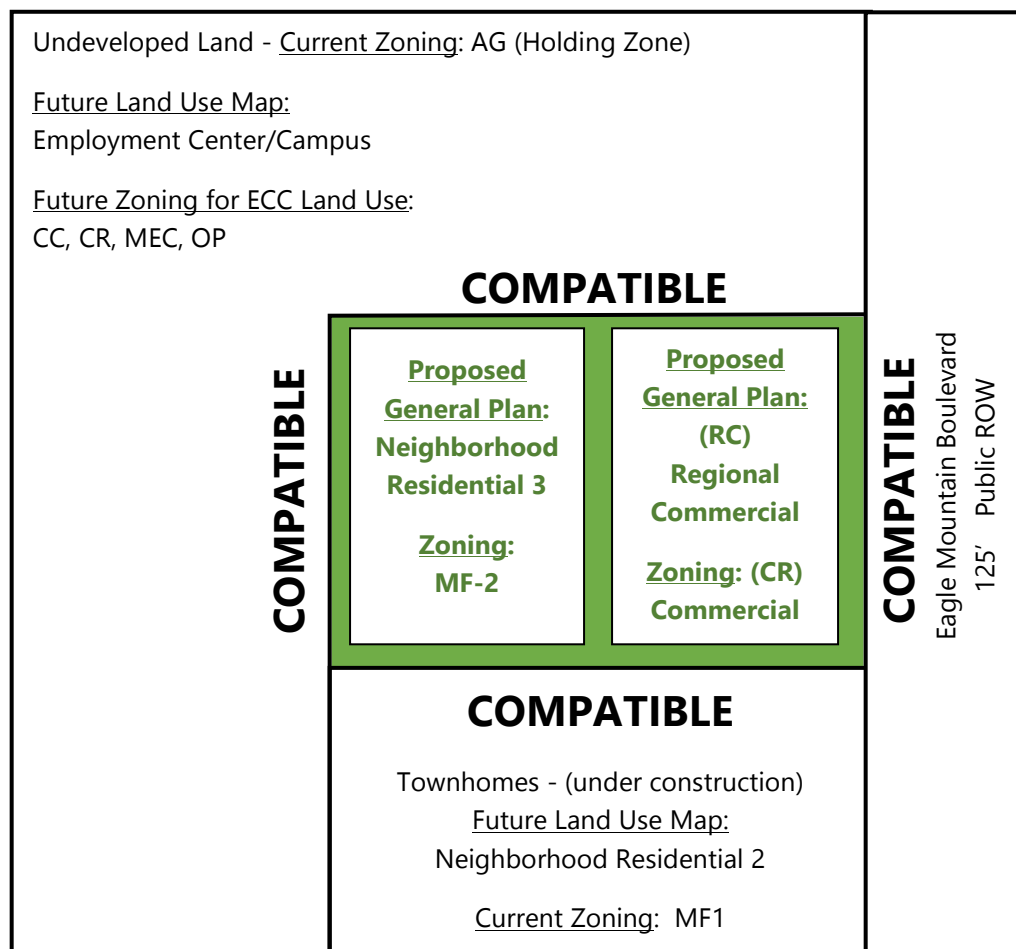
LEI PROJECT #: 2018-0021
DRAWN BY: CAP
DESIGNED BY: CAP
SCALE: 1" = 150'
DATE: 5/17/2018

BRYLEE NORTH Compatibility Statement

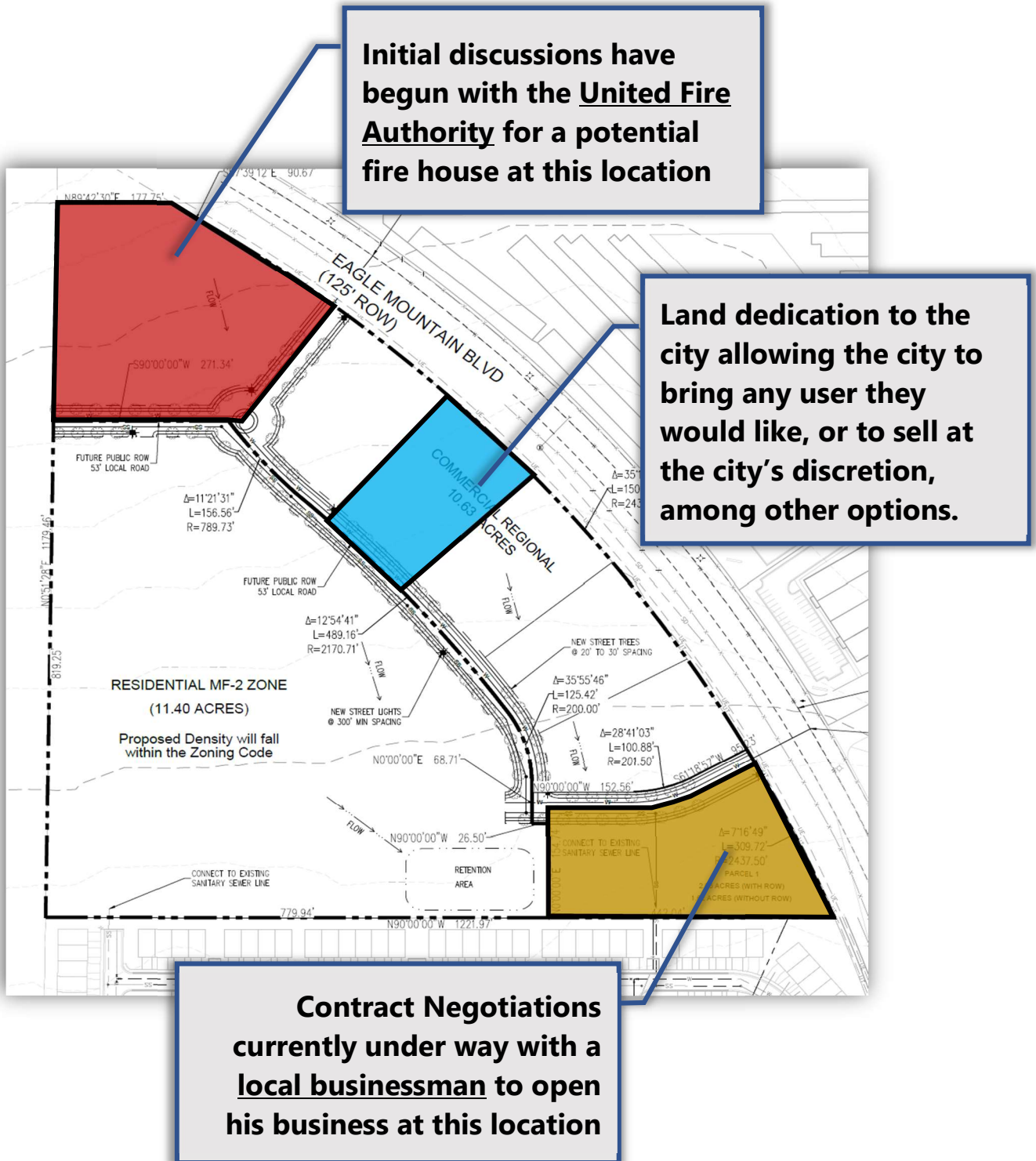
The schematic below demonstrates the subject property and adjacent general plan designations and zoning designations (with the proposed general plan map amendment and proposed zoning applied).

The Proposed Neighborhood Residential 3 land use with the proposed (MF2) Multi-Family 2 zone, is adjacent to the General Plan (ECC) Employment Center/Campus land use within which approved zones include (CC), (CR), (MEC), and (OP); all of which are compatible buffers for the (MF2) zone. Also, the (MF1) Multi-Family 1 to the south and the (CR) Commercial Regional to the west are compatible with the MF2 zone.

The proposed (CR) Commercial Regional zone is compatible with the (ECC) land use designation and its potential zones to the north. The proposed (CR) zone is also an approved use within the (ECC) land use category. The CR zone is also compatible with (MF2) to the west and (MF1) to the south. To the east, the subject property is adjacent to Eagle Mountain Boulevard which is 125' of public right-of-way.



ANTICIPATED DEVELOPMENT OPPORTUNITIES



LAND DEDICATION TO THE CITY

After consulting with city staff on what value the applicant could offer to the city in exchange for approval of their general plan map amendment and rezone applications, the applicant is willing to dedicate to the city some of its land, specifically a commercial development pad within the project and as indicated below; 1.0± acre pad.

The notion of deeding land to the city was introduced by Ifo Pili in a meeting with city staff and the applicant (prior to Ifo's recent departure from the city). The dialogue has continued with Paul Jerome and the planning staff since that time. The basis of the narrative was that owning land empowered to city to promote its objectives and make direct decisions about development and businesses coming to the Eagle Mountain city center area.

Dedicating land directly to the control of Eagle Mountain will provide maximum flexibility to the City with options including: holding the land for future value, selling the land for an immediate financial stimulus, enticing a commercial user/restaurateur to build and operate at this location with a low or non-existent land basis, or ground leasing to a business to build a revenue stream for the city while also bringing the desired amenities to the city. While not an exhaustive list, the options presented are intended to be thought provoking around the possibilities. A partnership in this development is a win all around.



EXHIBIT TO DEMONSTRATE THE EFFECT OF BUILDING SIZE AND PARKING ON SITE LAYOUT AND FEEL.



11.7 ACRES
18 DU/ACRE

12 UNITS / BUILDING
18 BUILDINGS - 216 UNITS

PARKING REQUIREMENTS
2 PER DU + 1 GUEST PER 3 DUs

REQUIRED: 432 + 72 = 504

PROVIDED:

482



EXHIBIT TO DEMONSTRATE THE EFFECT OF BUILDING SIZE AND PARKING ON SITE LAYOUT AND FEEL.



11.7 ACRES
18 DU/ACRE

24 UNITS / BUILDING
9 BUILDINGS - 216 UNITS

PARKING REQUIREMENTS
2 PER DU + 1 GUEST PER 3 DUs

REQUIRED: 432 + 72 = 504

PROVIDED: 372



UPCOMING AGENDA ITEMS

February 16, 2021

Eagle Commons – Discussion Item
The Pinnacles (Formerly B&H) – Discussion Item
MF3 Residential Zone – Discussion Item
Hidden Hollow Phase C, Plat 1 – Discussion Item
O'Reilly Auto Parts – Discussion Item
Ault Farms – Discussion Item
Scarlet Ridge Estates – GP Amendment, Rezone, Master Development Plan, Preliminary Plat

Other Projects

La Petite Pet Grooming – Conditional Use Permit
Sunset Flats – Amended Preliminary Plat
Stratton Estates
Distance Requirements for Multifamily Amenities
Garage Door Prominence – Code Amendment
Community District Node Overlay – Code Amendment
Accessory Apartments – Code Amendment
Community Mailbox Turnouts – Code Amendment
Street Overlay Requirements – Code Amendment
Commercial Zoning in The Ranches