RICHMOND CITY CORPORATION
90 SOUTH 100 WEST
RICHMOND, UTAH 84333

AGENDA

Public Notice is given that the Richmond City Council will meet in a regularly scheduled meeting at 90 South 100 West, Richmond, Utah, on **Thursday, October 17, 2024.** The meeting will begin at 6:30 PM.

Welcome and Opening Ceremonies by Daryl Black

1. Approval of the city council meeting minutes from September 26, 2024.

2. Recognition of Robert Bair for over 34 years of service to the community.

3. Audit presentation for Fiscal Year 2024, which is the period of July 1, 2023 through June 30, 2024, by representatives of Allred Jackson.

4. Discussion with representatives of CAPSA regarding October being Domestic Violence Awareness Month (DVAM).

5. Discussion and possible vote on Ordinance 2024-13, an Ordinance amending the Richmond City Municipal Code, Title 12-000 “Land Use, Development and Management (LUDMO)”, Chapter 12-2000 “Subdivision Regulations”, Part 12-2003-4 “Final Plat Preparation and Required Information”.

6. Initial discussion on Ordinance 2024-12, an Ordinance amending the Richmond City Municipal Code, Title 12-000 “Land Use, Development and Management (LUDMO)”, Chapter 12-900 “Zones” adding in its entirety Part 12-911 “Residential Multiple-Family Zone “RMF””, Sections 12-911-1 “Purpose”, 12-911-2 “Width, Density and Yard Regulations”, 12-911-3 “Height Regulations”, 12-911-4 “Modifying Regulations”, 12-911-5 “Group Dwelling Standards”, 12-911-6 “Parking, Loading and Access”, 12-911-7 “Landscaping”, 12-911-8 “Trash/Garbage”, 12-911-9 “Development in Phases” and 12-911-10 “Allowed Uses”.

7. Staff reports and monthly financial review

8. Council Member and Mayor Reports

Adjournment

*****Items on the agenda may be considered earlier than shown on the agenda.*****

In accordance with the Americans with Disabilities Act, individuals needing special accommodation for this meeting should contact the City Office at (435) 258-2092, at least 3 days before the date of the meeting.

RICHMOND CITY COUNCIL **SEPTEMBER 26, 2024**

The regular meeting of the Richmond City Council was held at the Park Community Center located at 90 South 100 West, Richmond, Utah on Thursday, September 26, 2024. The meeting began at 6:30 P.M.; Mayor Paul Erickson was in the chair. The opening remarks were made by Mayor Erickson.

The following Council Members were in attendance: Lyle Bair, Amber Ervin, Bryce Wood, Joel Draxler and Daryl Black.

City Administrator HollyJo Karren, Karyn Tejan, Kassy Greer, Bryan Tolbert, City Engineer Weston Bellon and City Recorder Justin Lewis were also in attendance.

VISITORS: Roger Priest, Derek Beer, Jenni Shields, Lyndsee Shields, Fran Schumann, Kaitlyn Schumann, Todd Smith, Deputy Gage Bailey, Lieutenant Tim Martinez, Jenifer Lewis, Alia Mecham, Mandi Archibald, Cindy Smith, Michael Mecham, Audrey Mecham, Kait Reams (J-U-B Engineers)

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM AUGUST 15, 2024.

A motion to approve the August 15, 2024 city council meeting minutes was made by Bryce, seconded by Amber and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black
No Vote: None

PRESENTATION OF THE 2024 ROYALTY.

AMBER: One of the joys of being on the council is being able to participate in many events. I was able to be part of the royalty. It was an amazing experience to watch. It brings the community together to highlight our youth. This year we had four young ladies who represented the city. They were part of Black & White Days and several other events. They oversaw the Lil' Miss pageant.
MAYOR: Tell us what you enjoyed the most.
LYNDSEE SHIELDS: The Lil' Miss pageant. It was exciting to see how excited the participants were.
KAITLYN SCHUMANN: I have been part of Black & White Days since I was young so getting to be involved as a royalty member was really fun. The two royalty members who could not attend this evening are Macaylie Lewis and Ashley Durfee.
AMBER: The Lil' Miss pageant was a joy. You worked so hard to make it come together.

RECOGNITION OF YOUTH COUNCIL MAYOR ALIA MECHAM.

BRYCE: Alia has been a rockstar for the last year. She is someone we can 100% rely on. She is always involved in every activity.
MAYOR: What have you learned over the last year?
ALIA MECHAM: I would say leadership skills for life. Also getting to know more people and be better connected.

Alia was presented with a gift of appreciation by the city council and youth council advisors.

MAYOR'S REPORT

MAYOR: There have been some rumors circulating in the city on a few matters. Right now, we have four different studies being worked on. Sewer treatment and collection as well as culinary water and transportation. People need the best information and not to listen to rumors. There was a sewer blockage on 300 North. There were rumors that we have outgrown our infrastructure. It is wrong. It is false. No new construction is done without modeling. We will have a new sewer treatment model within 60 days. The sewer facility is operating efficiently and is not at maximum capacity. We are looking at possibly working with another city on their sewer needs. We don't know what we can or cannot do in this regard right now. If you have a question, ask the council, staff or myself. It is important to have

current and good information. Attend meetings so you can be informed. I am grateful for previous city council members and mayors going all the way back to the 1970's. Pepperidge Farms recently had a ribbon cutting for their new expansion. They are going to be adding 60-70 new jobs. The sewer system was added to the city in 1972. We had to have sewer for them to get established locally. They now employee hundreds of people. The sewer system is a benefit to the city. Please call us with any questions as we are happy to share information.

DISCUSSION WITH REPRESENTATIVES OF WHITE PINE ELEMENTARY AND THE CACHE COUNTY SHERIFF'S OFFICE ON THE SCHOOL PICK UP LINE.

HOLLY: I would like to thank Principal Beer and Lieutenant Martinez for attending this evening. I met with Principal Beer in April of last year on this issue. I expressed our concerns regarding the roadway on 100 North from 100 West to 200 West. The north edge of the road is breaking off. We discussed many different scenarios. The district will not help with any road repair costs. The estimate to redo the road is $60,000 to $80,000. We only receive around $125,000 per year in Class "C" Road Funds. Over time this road will need to be repaired or replaced. We met again earlier this year. I was told to install two signs as it would have a different outcome than what is happening now. Mr. Beer is going to present his traffic control plan.
PRINCIPAL DEREK BEER: We talked about not having the cars line up along 100 West to 200 West and circle the block instead. The school has no jurisdiction outside of our property. The district did make improvements over the summer to the White Pine facility parking area. We don't want people lining up on 100 North from 100 West to 200 West.
HOLLY: We have had this problem for about three years. I credit Principal Beer for helping improve the situation. We only have an issue in front of three homes now. Can you tell everyone how the timeline to pick up the kids has changed.
DEREK: Unloading now takes about eight to ten minutes where in the past it took about 30 minutes.
HOLLY: Our issue is people parking in front of three homes.
DEREK: The district added some sidewalk space and redid some parking space this year. Some of the members of the community council are here this evening as well. Last year we only loaded the kids on the west side of our parking area. This year we are loading on the west and east side. We have looked at many different options.
HOLLY: Can you explain why picking up the kids in the parking lot is not allowed.
DEREK: The state will not allow parents and buses to pick up the children in the same area.
MAYOR: There is no entrance to pick up the kids in the parking lot?
HOLLY: Cars are not allowed to enter the parking lot during the pick up time.
DEREK: We looked at having cars line up on the south side of the parking lot but there is not enough room and the west exit of the parking lot is a pinch point for cars and the buses.
HOLLY: The issue is the driveways of three homes on 100 North are being blocked during pick up time. I am being called by those homeowners and told they cannot leave or enter their property during that time. We tried using cones to block the driveways and that didn't work. Now people are even pulling into the driveways and waiting. I have had two calls in this regard recently. My newest proposal is to have cars line up on the south side of 100 North from State Street to about 50 West. We have a crossing guard in place at 100 North 100 West who can help the kids cross the road. Once they do that, they can walk to the east to get picked up. Principal Beer is going to review options over the next month as well.
DEREK: One thought we have is asking a few parents to come and pick up their children a few minutes later as we are only talking about an issue with four or five cars per day. We have held off doing that. I can talk to individual people if needed. I would talk to the parents of some of the older kids. I think we can make some changes if needed.
HOLLY: If we use my proposed option, we will most likely have to purchase some gravel and install along the roadway. We spent about $4,000 to $5,000 on gravel along 100 North from 100 West to 200 West this year.
AMBER: Will people be willing to use that new option? I thought the sidewalk was installed on the north side of 100 North from State Street to 100 West to accommodate the children being picked up from school.
DEREK: They are currently lining up in that area on the north side of the road along almost the entire block. We would need to adjust our safe school route plan if we make this change. It is a plan we have to submit yearly.
BRYCE: There could be a safety issue with having the kids walk further to the east. They would be off the school grounds at that point.
DEREK: Most of our younger students are the kids picked up in front of the school. We don't have any staff to help assist you with this new plan.
HOLLY: The new plan is a suggestion for overflow only.

BRYCE: We could have problems with people coming down (west) 100 North and having to turnaround to be on the south side of the road facing east.
HOLLY: The assumption is they would access this area from 100 West and not do a U-turn on 100 North.
LIEUTENANT TIM MARTINEZ: I am over the patrol division. I have worked for the sheriff's office for over 20 years. I have been a lieutenant for one year. I have been working with Deputy Rose who is the school's resource officer on this. We have documented this issue on 12 separate days. It is very consistent in that there are five to six cars a day parking along this roadway. The line moves quickly once school is out. The average time is around eight minutes for the kids to depart. The road is blocked for less than two minutes on average. In a couple of instances driveways were blocked and we asked people to move. We have had property owners in this area call in and complain about this issue and us not enforcing the no parking signs. One person was very belligerent. There are on average 45-50 cars who pick up children in this area. I was not part of the conversation about installing the no parking signs. I was told that no citations should be issued in this area for this issue. One issue is the parents are not parking their cars. A parked car means the person actually left the vehicle. They are sitting in their car while it idles. We cannot issue warnings forever. It is a safety issue. We will cite people for safety issues. The signs which were installed will not solve anything as they are not enforceable. I am not sure you want us enforcing this anyway from what I am hearing. If you want to make an idling ordinance, we could then enforce it. That is on the city to create not on us. It is also not our recommendation to do so. What is our role in this? Safety is first. We monitor for speeding through school zones, not using crosswalks, disregarding crossing guards. This pick up line is extremely safe. It has a good flow. I don't have a solution for this problem. It is not our role to determine what you do. That is up to the community council and others. We are happy to enforce the law.
JOEL: I appreciate the department and what you have been doing.
BRYCE: Who requested the signs to be installed?
MAYOR: We did to try and solve the problem. With their input we will make changes. It was an administrative decision to install the signs. With this fact-finding information we can make changes. We can discuss this issue again in October if more information is needed.
JOEL: What would be the cost to install the gravel and create a new parking area?
HOLLY: I don't know I would have to gather that information.
AMBER: I have talked to three of the effected homeowners. They said this year has been better. One major concern by one homeowner is they have had to cancel doctor appointments because they could not leave their driveway. The person blocking the driveway would not move because they did not want to lose their place in line. I have a safety concern. If we need to get a fire truck or ambulance down that road it would be hard for them to respond. The kids are important and a priority but so are the homeowners. We need to bridge this gap.
MAYOR: We can get some cost estimates and discuss in October.
AMBER: I like the idea of implementing safe zones. Parents will tell their kids where the safe zones are. If they cross the road with a crossing guard, they are safe. I think we could utilize the stake center parking lot and other areas if needed. We have a crossing guard at 100 North 100 West and 100 West Main. We have ample parking in these areas.
DARYL: The proposed plan works great if you can actually get to the area. There is no guarantee you can get to a certain spot each day. There is no visibility on 100 North. You also don't see the kids until they are almost to the car because there are so many cars parked along the roadway. The school has been there for 18 years. Why is this an issue now? It has not been an issue until now.
HOLLY: From a city perspective, the road is breaking off along the edge. If you don't feel that is important, we won't worry about it. Needing $60,000 to $80,000 out of a $120,000 budget for such a small area is a concern to me. We have spent $5,000 on gravel and it is now pushed into the front yards of the homes. I pick up my daughter from school as well. I am aware of the issues being a parent and city employee. I see both sides.
DARYL: You will have the same issue on the south side of 100 North from State Street to 50 West. I would use this area but it needs to be pre-designated.
LYLE: I agree. It would need to be a designated area and the kids would need to know where their parents are going to park. The issue is if the parents cannot park in the same area day after day.
AMBER: How many parents get out of their vehicles to help their children get in the vehicle?
DEREK: I would say 99% of the parents do not get out of their vehicle.
HOLLY: It is great to see how the amount of wait time has decreased so much.
BRYCE: I go early to get in line and wait. I have seen a huge difference. Right now, the wait time is eight to ten minutes. If it goes to twelve to fifteen minutes during the winter months that still means the time has been cut down by half. I am not sure we gain much by making any changes. I think it is working well right now. I understand the

emergency services concern Amber has. Having assigned areas would help. I am not interested in seeing tickets and citations issued. I am not as worried about the road.
DARYL: If the road is bad, dig out three feet and install some road base.
HOLLY: We would need to build up the road and install a ribbon curb to keep it from breaking away.
AMBER: Before any funding is spent, I need to see some cost comparisons.
MAYOR: We should get a curb and gutter price along that area as well.
BRYCE: Weston what are your thoughts on this road?
WESTON: I have not been asked to assess this area.
MAYOR: Please review it and give us your thoughts.
JOEL: I think this is a lot to do about nothing. Roads wear out and breakdown. I am happy the school is here in the city. I am thankful my kids don't have to leave the city to go to school until high school. I have toured that area and that road. There is no difference in that road and 90% of the roads in the city. I don't buy into we need to do this to preserve the road. I have received a lot of calls from upset parents. Many people think those signs are ridiculous. I agree the driveways should not be blocked. We need to tell people to be courteous in this regard. People need to be able to get in and out of their homes. On Tuesday, I noticed the parking lot to the veterinary clinic was blocked. We are disrupting a business to protect four homes. We are not winning doing what we are doing. We are just frustrating people. I would say we should remove those signs tomorrow. The cost associated with the road is a cost of having a school in the city.
DARYL: Joel could not have said my thoughts better. We can address the road if needed. What has been done in the past has worked.
AMBER: What Principal Beer has implemented has made things better this year. I hope things continue to improve over time. We don't want to waste the sheriff's office time with this either. We want them here doing good things, not wasting time.
MAYOR: We can review again next month if needed.

DISCUSSION ON AN EVENT COORDINATOR POSITION.

AMBER: Black & White Days is never over. The city is growing and the council is involved in many things. We found someone to take over and help us with this event. She had a life event happen and cannot do it now. I have talked to other cities. The staff handles these types of events in all of the cities I talked with. The council and mayor show up and attend but are not involved much. I talked with Holly, Justin and Joel about the event. I have an idea I would like to present. We want to shift the responsibilities to the staff and only have council members assist where needed. The council will be involved in any major decisions. The staff will handle things like booth and parade applications. The mayor will work with the horse and cow shows. Some of the events have a natural flow of who is involved and others don't. Here are some hypothetical scenarios we have discussed. Justin will handle the sponsors and donors as well as the Friday night activity. I will work with him as needed. Joel will continue to oversee the two races and Karyn will assist him. The parade and booths will be handled by the office staff. The Lions Club will support us on Saturday of the event like in the past. All of the calls will come to the city office. John will assist Daryl with the breakfast. Daryl will coordinate with Lee's Marketplace. Bryce will work with the youth council as well as the Hamburger Stand. Bryce will also help with the royalty and Lil' Miss pageant where the youth council is involved. Lyle will work with Wendy Christensen on the flyers and advertising. A list will be created of who is overseeing each area and which staff member or council member to contact. We will have a meeting at the start of the year to meet with everyone and kick things off. We want to let the staff do their job and we will assist them where needed.
JOEL: Amber did a great job of explaining what we want to do. The framework is to get people involved so one person is not having to do everything. It is not good only having one person in charge of everything. We will assist the staff as needed. I think what is proposed will work great. I like spreading the workload over many people.
AMBER: We are here for a term or two and then we move on. The employees are here to stay. The staff needs the knowledge to keep things moving forward.
BRYCE: How does the staff feel about this?
HOLLY: We are already unofficially doing most of it. Not much changes on our side. We appreciate the support of the council.
DARYL: Are we comfortable with our staffing level to help with this?
HOLLY: The entire city staff will be involved.
DARYL: Is the staff okay doing this?

HOLLY: We already deal with most of this already. There is not much change on our side. We will just now know which council member to contact if we need assistance.
MAYOR: This is an administrative item and we will let the staff handle it.
AMBER: We have created some templates and saved the information for the future.
MAYOR: The involvement of the staff this year really made a difference in having a successful event.
HOLLY: Kassy and Karyn made a big difference overseeing the Hamburger Stand.

STAFF REPORTS AND MONTHLY FINANCIAL REVIEW.

JUSTIN: We received Transportation Master Plan grant funding in the amount of $37,800. The cemetery district paid their contract amount for July through December of $36,500. We collected RAPZ Tax funding in the amount of $76,361. This was for the new restroom facility and population-based assessment. The 400 West road project is listed as the line item "Streets – COG Road Grant". We pay for this project and then when the project is complete, we will submit the expenses to the COG (Council of Governments) for reimbursement. Through the end of August, the new restroom facility at the park had a cost of $95,218. We paid Smithfield City $50,944 for our contracted amount for July through December. We transferred our annual allocation of $25,000 from the General Fund to the Cub River Sports Complex Fund. This is a new amount as we had paid $10,000 per year in the past. Building is still very strong. For the first two months of the fiscal year, we have collected $182,376 in water impact fees and $135,184 in sewer impact fees. I would like to thank everyone for their participation in the annual City Party. I think it was a success. It was well attended. I would like to thank Lower Foods, the Alan Lower family and the Tucker Thatcher family for their help with the meat. Kevin and Lee's Marketplace helped us out on the other food items. I think it was great having the youth council, library, and DUP (Daughters of Utah Pioneers) all involved and having a booth. I would also like to thank the Lions Club for their help year after year. This year we changed amusement ride vendors and used Checketts Amusements. I think they did a great job as well. It was nice to have the fire department in attendance and how they displayed the American flag is always impressive.

HOLLY: We have issued three new zoning clearances in The Knolls Subdivision. This makes seven total. One has been issued for the Johnson View Subdivision and we have been told three more are coming. We would like to welcome Karrie Ann Draxler as our newest employee. She is going to oversee the food pantry. We use our street sweeper once a week and are adding more sections to sweep on a regular basis. We will be doing more areas throughout the city as our road projects finish up.
MAYOR: When will the new road on 150 North and 400 West be chip sealed?
WESTON: Next year.
HOLLY: Two of the three park strip replacement projects on Main Street are complete. We are currently doing some pothole patching. The sewer backup at the Keck residence was because of a plugged sewer line not because of a lack of properly sized infrastructure. The failed water meter at 100 South 150 West is being replaced. We installed a new vault and are fixing some cross connection issues to the park restroom as part of the project as well. In regard to the Black & White Days building remodel project. The windows are framed in. The sheet metal work will be completed next week. After that the awning will be installed. The new cassettes for the MBR plant have arrived. We are continually working on maintenance down there. I am happy with the progress we are making. Stop signs have been installed for north/south bound traffic at 300 North 100 East. There were three accidents there in one week. We reviewed the deputy reports. Observed the area in person. We are currently working on a sign plan for the east side of the city. It is not just as simple as installing a sign in a location. The 400 West road project is still on course to be completed by October 15th. It is a tight deadline but they expect to be done. They plan on laying the asphalt on October 7th and 8th. The curbing work has been completed.

WESTON: Traffic counters are on the roadways. The Transportation Master Plan has started. The traffic counters show us the number of vehicles crossing those areas. Twenty-four locations in the city will be checked. This information will help us to create a traffic model. It shows where to expand, look at capacity, install signage and other things.
MAYOR: Does it look at the condition of the road?
WESTON: No, that is not part of the Transportation Plan scope. This plan is to show future projects to increase capacity. The 500 North COG road project has been awarded to Staker Parson Companies. They are also the contractor for our 400 West road project.
MAYOR: The 500 North project is being overseen by the county but we are involved as well.
WESTON: We have helped with land acquisition and other items on that project.

COUNCIL MEMBER AND MAYOR REPORTS

DARYL: The broken irrigation waterline under the Big J's building is an interesting scenario for the irrigation company. They are not liable where they only control the main laterals according to their bylaws. It will be interesting to see where this goes. How a contractor built a building over the top of a waterline is crazy to think about.
MAYOR: The waterline failed and now they are assessing the situation?
DARYL: The waterline is turned off for now. There will be a tremendous expense to relocate the waterline.

BRYCE: Kassy Greer and I took the youth council to Lagoon. The kids did great. We were thankful for the parent volunteer. We appreciate the youth council especially for their service at the city party. It was good service for them to help serve the food to those who had a hard time being in the food line. The kids made a real difference that night. I am happy we had the school pick up line discussion. I am on the community council. I appreciate the efforts on this of Principal Beer, the sheriff's office and Holly.

JOEL: The planning commission met this month. They have compiled all of their information on a new multi-family zone. An initial draft ordinance has been created. It will be discussed at their next meeting which is on October 1st. They will review it and then Chairman Brent Wallis will bring it before the city council for our initial assessment. After that in either November or December we hope to have it finalized.

AMBER: Karlie Mountjoy has left the food pantry manager position. Karrie Ann Draxler has taken over that position. It is nice to have people who live in the community working for the city. It is nice to be able to deliver meals to those who cannot attend The Park Bench activities. Over 1,400 food pantry items were distributed. There were 95 volunteer hours. There is a now a monthly stakeholder meeting. I hope that attendance will be more long term. There are a lot of people in the community complaining about things right now. I wish they would become informed. The mayor, city council and staff are always willing to meet with anyone at any time to discuss things. We don't like anonymous letters or online posts. Come and meet with us and let's discuss your concerns.
JOEL: I don't give any credence to anonymous online posts.
AMBER: The Park Bench is holding their Halloween carnival on Saturday, October 12th. It was big last year and it will be big again this year. They are going to hold a dance in November and a holiday market in December. I am thankful for everyone who helps with The Park Bench. There are a lot of employees and volunteers involved.

LYLE: We still have a lot of master plans being worked on and they are all getting closer to being completed.

The council took a short recess at 7:57 P.M.

The council meeting was reconvened at 8:06 P.M.

CLOSED MEETING TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL. UTAH CODE ANNOTATED 52-4-205 (1) (A).

> ***A motion to close the regular city council meeting and open the closed meeting was made by Lyle, seconded by Bryce and the vote was unanimous.***

Yes Vote: Bair, Ervin, Draxler, Wood, Black
No Vote: None

The closed meeting opened at 8:06 P.M.

Those in attendance: Mayor Erickson, Lyle Bair, Amber Ervin, Joel Draxler, Bryce Wood, and Daryl Black

At 8:34 P.M., the following joined the meeting: HollyJo Karren, Justin Lewis, Bryan Tolbert, Weston Bellon and Katie Reams

A motion to close the closed meeting and reopen the regular council meeting was made by Bryce, seconded by Joel and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black
No Vote: None

The closed meeting closed at 9:57 P.M.

A motion to adjourn was made by Bryce, seconded by Lyle, and the vote was unanimous.

Yes Vote: Bair, Ervin, Draxler, Wood, Black
No Vote: None

Adjournment at 9:57 P.M.

RICHMOND CITY CORPORATION

_____
Paul J. Erickson, Mayor

ATTEST:

_____
Justin B. Lewis, City Recorder

FINANCIAL STATEMENTS

FOR THE YEAR ENDED
JUNE 30, 2024

Allred Jackson, PC
50 East 2500 North, Suite 200
North Logan, UT 84341
(P) 435.752.6441
(F) 435.752.6451
www.allredjackson.com

RICHMOND CITY
Table of Contents

Introductory Section

Letter of transmittal 3

Financial Section

Independent auditor's report 7

Management's discussion and analysis 11

Basic financial statements:

Statement of net position 17

Statement of activities 19

Balance sheet – governmental funds 20

Reconciliation of the balance sheet of governmental funds to the statement of net position 21

Statement of revenues, expenditures, and changes in fund balances – governmental funds 22

Reconciliation of the statement of revenues, expenditures, and changes in fund balances of governmental funds to the statement of activities 23

Statement of revenues, expenditures, and changes in fund balance, budget and actual – general fund 24

Statement of net position – proprietary funds 25

Statement of revenues, expenses, and changes in fund net position – proprietary funds 26

Statement of cash flows – proprietary funds 27

Statement of fiduciary net position – fiduciary funds 29

Notes to the financial statements 30

RICHMOND CITY
Table of Contents

Required Supplementary Information

Schedule of the proportionate share of the net pension liability 59

Schedule of contributions 60

Notes to the required supplementary information 61

Supplementary Information

Governmental funds:

Combining balance sheet – nonmajor governmental funds 65

Combining statement of revenues, expenditures, and changes in fund balance – nonmajor governmental funds 66

Fiduciary funds:

Schedule of additions and deletions – agency fund 67

Report on internal control and compliance 69

Report on compliance with state compliance requirements 71

Schedule of Findings and Recommendations

Schedule of findings and recommendations – current year 77

Schedule of findings and recommendations – prior year 78

INTRODUCTORY SECTION

This page intentionally left blank.

RICHMOND
UTAH
Home of Black & White Days

(435) 258-2092 • 90 South 100 West , Richmond, Utah 84333

Mayor
Jeffrey D. Young
City Council Members
Lyle Bair
Kelly Crafts
Paul J. Erickson
Cheryl Peck
Tucker Thatcher
Justice Court Judge
Matthew C. Funk
City Administrator
Jeremy Kimpton
City Treasurer
Christine Purser
City Recorder
Justin B. Lewis

October 8, 2024

Richmond City Council
Richmond, Utah

Council:

It is with great pleasure that the financial statements for Richmond City for the year ended June 30, 2024, are presented.

State law requires that all local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. These financial statements are hereby issued and submitted to you for the fiscal year ended June 30, 2024, in accordance with these requirements.

This report consists of management's representations concerning the finances of Richmond City. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management has established an internal control framework that is designed to both protect the assets of the City from loss, theft, or misuse and to allow for the compiling of sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh the benefits, the City's internal control procedures have been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. To the best of management's knowledge and belief, this financial report is complete and reliable in all material respects.

Richmond City's financial statements have been audited by Allred Jackson, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of Richmond City for the fiscal year ended June 30, 2024, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that Richmond City's financial statements for the fiscal year ended June 30, 2024, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The financial reporting entity (the City) includes all funds of the primary government (i.e., Richmond City as legally defined).

I wish to express my appreciation to all members of the City who assisted and contributed to the preparation of this report.

Respectfully submitted,

Mayor Paul Erickson
Richmond City

FINANCIAL SECTION

This page intentionally left blank.

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Council of
Richmond City

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Richmond City, UT, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise Richmond City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Richmond City, UT, as of June 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Richmond City's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and GAS, we:

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Richmond City's basic financial statements. The accompanying supplementary information, such as the combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

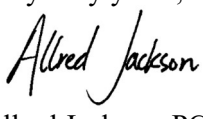
Other Information

Management is responsible for the other information. The other information comprises the introductory section but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 8, 2024, on our consideration of Richmond City, Utah's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Richmond City, Utah's internal control over financial reporting and compliance.

Very truly yours,



Allred Jackson, PC

North Logan, UT
October 8, 2024

This page intentionally left blank.

As management of Richmond City, we offer readers of Richmond City's financial statements this narrative overview and analysis of our financial activities for the fiscal year ended June 30, 2024. This overview and analysis is also intended to assist interested parties in understanding the significant financial issues, including identifying changes in the City's financial position (its ability to address the next and subsequent year's challenges), identifying any material changes to the original budget and identifying individual fund issues or concerns. This analysis requires that you also consider the information presented in the City's financial statement.

FINANCIAL HIGHLIGHTS

- The total net position of Richmond City increased $2,073,559 to $18,432,497.
- The total net position of Richmond City is made up of $10,509,013 in capital assets net of related debt and $7,923,484 in other net position.
- Total capital assets decreased $213,981.
- Business-type activities total net position increased $1,593,006.
- Governmental activities total net position increased $480,553.

REPORTING THE CITY AS A WHOLE

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements, consisting of the following 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 a broad overview of the City's finances, in a manner similar to a private-sector business.

- The Statement of Net Position presents information on all of Richmond 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 Richmond City is improving or deteriorating. However, users should also consider other nonfinancial 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 considered regardless of when cash is received or paid.

Both of the government-wide financial statements distinguish functions of Richmond 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 17-19 of this report.

REPORTING THE CITY'S MOST SIGNIFICANT FUNDS

A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. Richmond 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 the flow of resources and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed, short-term view of the City's general government operations and the basic services provided. Governmental fund information helps users determine whether there are more or fewer financial resources available to spend 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 only major governmental funds (as determined by generally accepted accounting principles) are the General Fund and the Capital Projects Fund. The rest of the governmental funds are determined to be nonmajor and are included in the combining statements within this report.

- Proprietary funds – Richmond City maintains one type of proprietary fund (enterprise fund), which reports the same functions presented as business-type activities in the government-wide financial statements. Richmond City uses enterprise funds to account for its water utility, sewer utility, and solid waste utility.

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

- Fiduciary Funds – Richmond maintains an agency fund, in which the assets are held by the City in a purely custodial capacity.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted previously, net position may serve over time as a useful indicator of a government's financial position. In the case of Richmond City, assets exceed liabilities by $18,432,497.

By far the largest portion of Richmond City's net position reflects its investment in capital assets (e.g., land, buildings, infrastructure, and equipment), less any related outstanding debt used to acquire those assets. 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 accompanying financial statements outline and show the revenue and expenditures, together with transfers and changes in the beginning and ending net position in both the governmental and business-type activities.

	Governmental Activities		Business-type Activities	
	2024	2023	2024	2023
Current and other assets	$3,780,938	$3,201,704	$ 5,331,489	$3,701,967
Capital assets	4,595,736	4,494,680	9,117,456	9,432,493
Deferred outflow of resources	75,697	48,352	88,862	75,627
Total assets and deferred outflow	8,452,371	7,744,736	14,537,807	13,210,087
Long-term debt outstanding	5,428	16,383	3,204,179	3,529,179
Other liabilities	643,700	485,518	341,368	281,128
Deferred inflow of resources	362,412	282,557	594	1,120
Total liabilities and deferred inflow	1,011,540	784,458	3,546,141	3,811,427
Net position				
Net investment in capital assets	4,595,736	4,494,680	5,913,277	5,903,314
Restricted	170,676	167,361	963,925	491,204
Unrestricted	2,674,419	2,298,237	4,114,464	3,004,142
Total net position	$7,440,831	$6,960,278	$10,991,666	$9,398,660

Continued

The following table summarizes the changes in the City's net position for the year ended June 30, 2024:

	Governmental Activities		Business-type Activities	
	2024	2023	2024	2023
Revenues:				
Program revenues:				
Charges for services	$ 331,024	$ 327,131	$ 2,068,235	$2,025,358
Operating grants & contributions	327,757	295,962	-	-
Capital grants & contributions	131,014	1,029,238	1,470,549	1,709,486
General revenues:				
Property taxes	373,070	333,633	-	-
Other taxes	1,336,034	1,073,113	-	-
Other income	-	-	-	-
Investment income	155,899	97,596	228,629	123,980
Total revenues	2,654,798	3,156,673	3,767,413	3,858,824
Expenses:				
General government	477,985	507,385	-	-
Public safety	338,123	338,239	-	-
Highways/public improvements	901,871	608,286	-	-
Parks & recreation	324,358	176,264	-	-
Library	131,908	127,667	-	-
Water	-	-	839,238	805,693
Wastewater collection	-	-	1,080,834	917,256
Solid waste management	-	-	254,335	257,885
Total expenses	2,174,245	1,757,841	2,174,407	1,980,834
Transfers	-	-	-	-
Increase in net position	480,553	1,398,832	1,593,006	1,877,990
Net position, beginning	6,960,278	5,561,446	9,398,660	7,520,670
Net position, ending	$7,440,831	$6,960,278	$10,991,666	$9,398,660

FINANCIAL ANALYSIS OF GOVERNMENTAL 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.

As of June 30, 2024, the City's governmental funds (General, Special Revenue, and Capital Projects) reported combined fund balances of $2,819,315.

Significant changes in the governmental funds include an increases in taxes and grants and cash of approximately $400,000.

The General Fund is the chief operating fund of the City. All activities which are not required to be accounted for in separate funds either by state or local ordinance or by a desire to match revenues and expenses are accounted for in this fund. Taxes are the largest source of revenue in the General Fund and represent 65 percent of total General Fund revenues.

GENERAL FUND BUDGETARY HIGHLIGHTS

The original General Fund budget was amended from $1,807,622 to $3,013,001. Increases to revenue were for property tax, sales tax, franchise tax, mass transit tax, rural transportation infrastructure fund tax, local road tax, Class "C" road funds, and several grants. Grants included hotspot, CLEF, technology, ILL, and WiFi access all for the library. The Justice Court was dissolved as of April 1, 2024 and transferred to First District Court in Logan. Revenue decreases were for court fines, late fees, RAPZ tax, and a transfer from the Capital Projects Fund to the General Fund. A significant amount of funds were transferred to the Capital Projects Fund in order to get in compliance with the Unreserved Fund Balance rule. Donations were received for the library, Black & White Days, youth council , senior center and for some miscellaneous projects. A significant amount of water and sewer impact fees were collected. Interest revenue across all funds was increased. Black & White Days continues to grow and with the added programs additional funds were budgeted. A sales tax rebate line item was added to the Administration Fund as part of an agreement with Lee's Marketplace. Funding increases were approved for building maintenance and repair as the buildings continue to age more improvements and repairs are needed. The Public Safety Fund saw an expense decrease due to the closure of the Justice Court. Increases in the Streets Fund were for the purchase of a street sweeper as well as the 400 West COG road project. A contract was signed with the Richmond Cemetery Maintenance District which will show revenue coming to the city rather than the district paying for certain expenses so it is easier to track and understand from a financial perspective. Several grant expenses were added to the Library Fund. ARPA Funds (America Rescue Plan Act) were used to install a new waterline in the area of 400 West from Main Street to 150 North. Due to growth a significant amount of water meters and garbage cans were purchased above previous benchmarks.

Continued

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets – Richmond City's investment in capital assets (net of accumulated depreciation) as of June 30, 2024, amounted to $13,713,192. This investment in capital assets includes land, buildings, improvements, machinery, and equipment.

Long-term debt – At June 30, 2024, the City had business activity (enterprise funds) debt equal to $3,204,179. Compensated absences totaled $5,428 for the governmental activities. During the year, the City made its required principal and interest payments on all debt.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

General Fund Revenue was higher than budgeted with the addition of increases in tax revenue, interest, donations, sponsorships and grants. Grant revenue is not included until received. The city received a substantial grant from the COG (Council of Governments) to install a new roadway on 400 West from Main Street to 150 North and on 150 North from the western edge of the Lee's Marketplace property to 400 West. This grant will drastically improve safety in the area. Substantial completion of the project will be by October 15, 2024. Impact fees received were significant for Fiscal Year 2024 with the majority coming from the Richmond Village development. Impact fees are not included until received. Fiscal Year 2025 will be another strong year for impact fee revenue as the Richmond Village project continues to be developed at a rapid pace. Utility revenue will increase as the units in the Richmond Village are finished and sold. The new budget includes funding for a Transportation Master Plan. A full year of the newly signed contract with the Richmond Cemetery Maintenance District is included as well. RAPZ Tax projects in the new budget will completed which include a new restroom facility at the city park as well as a remodel of the office and kitchen area of the Black & White Days pavilion. The new budget includes the implementation of the new software packages CivicClerk and CivicReady as well as the conversion from .org to .gov as mandated by December 31st. The amount of the sales tax rebate paid to Lee's Marketplace will dimmish each year as it decreases by 10% every twelve months. Funds were approved to insulate the Park Community Center as the south end of the building did not have any insulation. A new mini-x is included in the new budget and the existing mini-x will be traded-in on the new one. The amount paid by Lewiston and Richmond for the Cub River Sports Complex Special Revenue Fund is increasing from $10,000 per year per city to $25,000 per year per city. The water utility rate increased $1.00 per month in July and the sewer utility rate increased $2.00 per month in July. Funding was approved for a culvert installation project on 250 East in the area of 450 South going south. Two new meter connectors were approved for the water fund to help with instant meter reading from the city office.

REQUESTS FOR INFORMATION

This final report is designed to provide a general overview of the City's finances for all those with an interest in the City's financials. Questions concerning any information provided in this report or request for additional information should be addressed to: City Recorder, Richmond City Corporation, 90 South 100 West, Richmond, Utah 84333.

RICHMOND CITY
Statement of Net Position

As of June 30, 2024

	Governmental Activities	Business-type Activities	Total 2024	Memorandum Total 2023
Assets				
Cash and cash equivalents	$ 2,892,841	$ 4,135,035	$ 7,027,876	$ 5,307,022
Accounts receivable	89,653	182,592	272,245	204,154
Taxes receivable	508,317	-	508,317	440,806
Prepaid expenses and other assets	8,898	-	8,898	4,590
Restricted assets:				
Cash and cash equivalents	248,939	1,013,862	1,262,801	906,641
Accounts receivable	32,290	-	32,290	40,458
Net pension asset	-	-	-	-
Capital assets:				
Land	327,736	1,793,186	2,120,922	2,102,427
Construction in process	69,706	-	69,706	-
Buildings	2,225,490	4,797,611	7,023,101	6,881,648
Improvements	-	10,832,990	10,832,990	10,606,850
Infrastructure	6,072,806	-	6,072,806	6,047,237
Machinery and equipment	2,126,208	1,809,237	3,935,445	3,665,614
Less: accumulated depreciation	(6,226,210)	(10,115,568)	(16,341,778)	(15,376,603)
Total assets	8,376,674	14,448,945	22,825,619	20,830,844
Deferred outflow of resources - pensions	75,697	88,862	164,559	123,979
Total assets and deferred outflows	$ 8,452,371	$ 14,537,807	$ 22,990,178	$ 20,954,823

See accompanying notes to the financial statements and auditor's report.

RICHMOND CITY
Statement of Net Position

Continued

	Governmental Activities	Business-type Activities	Total 2024	Memorandum Total 2023
Liabilities & deferred inflows of resources				
Accounts payable and accrued expenses	$ 312,590	$ 289,735	$ 602,325	$ 480,162
Deposits	287,127	-	287,127	222,950
Noncurrent liabilities:				
Pension liability	43,983	51,633	95,616	63,534
Due within one year	2,714	185,000	187,714	190,191
Due in more than one year	2,714	3,019,179	3,021,893	3,355,371
Total liabilities	649,128	3,545,547	4,194,675	4,312,208
Deferred inflow - pensions	506	594	1,100	1,836
Deferred inflow - property taxes	361,906	-	361,906	281,841
Total liabilities and deferred inflows	$ 1,011,540	$ 3,546,141	$ 4,557,681	$ 4,595,885
Net Position				
Net investment in capital assets	$ 4,595,736	$ 5,913,277	$ 10,509,013	$ 10,397,994
Restricted - debt service	-	491,454	491,454	491,204
Restricted - class c and road tax road funds	170,676	-	170,676	167,361
Restricted - impact fees	-	472,471	472,471	-
Unrestricted	2,674,419	4,114,464	6,788,883	5,302,379
Total net position	$ 7,440,831	$ 10,991,666	$ 18,432,497	$ 16,358,938

See accompanying notes to the financial statements and independent auditor's report.

RICHMOND CITY
Statement of Activities

For the Year Ended June 30, 2024

	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net Governmental Activities	Business-Type Activities	Total 2024	Memorandum Total 2023
Governmental activities:								
General government	$ 477,985	$ 163,836	$ 43,663	$ 55,316	$ (215,170)	$ -	$ (215,170)	$ (344,680)
Public safety	338,123	66,120	-	-	(272,003)	-	(272,003)	(266,151)
Streets and highway	901,871	23,173	242,136	18,630	(617,932)	-	(617,932)	743,266
Parks, recreation & public property	324,358	77,668	27,383	57,068	(162,239)	-	(162,239)	(121,499)
Library	131,908	227	14,575	-	(117,106)	-	(117,106)	(116,446)
Total governmental activities	2,174,245	331,024	327,757	131,014	(1,384,450)	-	(1,384,450)	(105,510)
Business-type activities:								
Water	839,238	894,893	-	897,702	-	953,357	953,357	1,032,162
Sewer	1,080,834	900,234	-	572,847	-	392,247	392,247	693,466
Solid waste	254,335	273,108	-	-	-	18,773	18,773	28,382
Total business-type activities	2,174,407	2,068,235	-	1,470,549	-	1,364,377	1,364,377	1,754,010
General Revenues:								
Taxes:								
Sales and use tax					710,400	-	710,400	617,783
Franchise and other taxes					625,634	-	625,634	455,330
Property tax					373,070	-	373,070	333,633
Total taxes					1,709,104	-	1,709,104	1,406,746
Gain/(loss) on sale of assets					-	-	-	-
Transfers					-	-	-	-
Investment income					155,899	228,629	384,528	221,576
Total general revenues					1,865,003	228,629	2,093,632	1,628,322
Change in net position					480,553	1,593,006	2,073,559	3,276,822
Net position, beginning					6,960,278	9,398,660	16,358,938	13,082,116
Net position, ending					$ 7,440,831	$ 10,991,666	$ 18,432,497	$ 16,358,938

See accompanying notes to the financial statements and auditor's report

RICHMOND CITY
Balance Sheet
Governmental Funds

As of June 30, 2024

	General	Capital Projects Fund	Other Governmental Funds	Total 2024	Memorandum Total 2023
Assets					
Cash & investments	$ 854,285	$ 2,006,878	$ 31,678	$ 2,892,841	$ 2,401,402
Accounts receivable, net	89,377	-	276	89,653	21,676
Taxes receivable	508,317	-	-	508,317	440,806
Prepaid expense and deposits	8,898	-	-	8,898	4,590
Restricted assets:					
Cash & investments	248,939	-	-	248,939	292,772
Accounts receivable	32,290	-	-	32,290	40,458
Total assets	$ 1,742,106	$ 2,006,878	$ 31,954	$ 3,780,938	$ 3,201,704
Liabilities and fund balance					
Liabilities:					
Accounts payable and accrued expenses	$ 198,592	$ -	$ 3,445	$ 202,037	$ 71,921
Unspent ARPA funds	110,553	-	-	110,553	165,869
Deposits	287,127	-	-	287,127	222,950
Total liabilities	596,272	-	3,445	599,717	460,740
Deferred inflow of resources	361,906	-	-	361,906	281,841
Total liabilities and deferred inflow of resources	958,178	-	3,445	961,623	742,581
Fund balance:					
Restricted-class c and local road tax	170,676	-	-	170,676	167,361
Assigned	-	2,006,878	28,509	2,035,387	1,394,093
Unassigned	613,252	-	-	613,252	897,669
Total fund balances	783,928	2,006,878	28,509	2,819,315	2,459,123
Total liabilities, deferred inflow of resources and fund balance	$ 1,742,106	$ 2,006,878	$ 31,954	$ 3,780,938	$ 3,201,704

See accompanying notes to the financial statements and auditor's report.

RICHMOND CITY
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position

For the Year Ended June 30, 2024

Total fund balances for governmental funds		$ 2,819,315
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.		
Land	$ 327,736	
Construction in process	69,706	
Infrastructure	6,072,806	
Building	2,225,490	
Equipment	2,126,208	
Accumulated depreciation	(6,226,210)	4,595,736
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.		
Net pension asset	$ -	
Deferred outflows of resources related to pensions	75,697	
Deferred inflows of resources related to pensions	(506)	
Net pension liability	(43,983)	
Compensated absences	(5,428)	25,780
Net position of governmental activities		$ 7,440,831

See accompanying notes to the financial statements and auditor's report.

RICHMOND CITY
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds

For the Year Ended June 30, 2024

	General	Capital Projects Fund	Other Governmental Funds	Total 2024	Memorandum Total 2023
Revenues:					
Taxes	$ 1,709,104	$ -	$ -	$ 1,709,104	$ 1,406,746
Licenses and permits	4,830	-	-	4,830	5,327
Intergovernmental	373,153	-	10,000	383,153	265,020
Charges for services	265,943	-	-	265,943	263,135
Fines and forfeitures	28,630	-	-	28,630	33,214
Library	1,672	-	-	1,672	1,333
Miscellaneous revenues	150,334	90,576	1,926	242,836	159,498
Total revenues	2,533,666	90,576	11,926	2,636,168	2,134,273
Expenditures:					
General government	555,421	-	-	555,421	524,180
Public safety	300,867	-	-	300,867	302,420
Streets and public improvements	950,269	-	-	950,269	675,536
Parks, recreation and public property	330,332	-	12,015	342,347	202,011
Library	127,072	-	-	127,072	122,831
Total expenditures	2,263,961	-	12,015	2,275,976	1,826,978
Excess (deficiency) of revenues over expenditures	269,705	90,576	(89)	360,192	307,295
Other financing sources (uses):					
Transfers in	-	540,807	10,000	550,807	210,000
Transfers out	(550,807)	-	-	(550,807)	(210,000)
Total other financing sources (uses)	(550,807)	540,807	10,000	-	-
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(281,102)	631,383	9,911	360,192	307,295
Fund balances, beginning	1,065,030	1,375,495	18,598	2,459,123	2,151,828
Fund balances, ending	$ 783,928	$ 2,006,878	$ 28,509	$ 2,819,315	$ 2,459,123

See accompanying notes to the financial statements and auditor's report.

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

For the Year Ended June 30, 2024

	2024	Memorandum Total 2023
Net change in fund balances-total governmental funds	$ 360,192	$ 307,295
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlays in the current period.		
Depreciation expense	(372,566)	(290,514)
Capital outlay	454,992	342,116
Capital contributions	18,630	1,022,400
Disposal of assets held for sale	-	-
Pension expense	8,350	15,392
Capital leases provide current financial resources to governmental funds by issuing debt, which increases long-term liabilities in the Statement of Net Position. Repayments of capital lease principal are expenditures in the governmental funds. Compensated absences are an expense in the Statement of Activities but not in governmental funds.		
Changes in compensated absences	10,955	2,143
Change in net position of governmental activities	$ 480,553	$ 1,398,832

See accompanying notes to the financial statements and auditor's report.

RICHMOND CITY
Statement of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - General Fund

For the Year Ended June 30, 2024

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues:				
Taxes	$ 1,136,716	$ 1,453,596	$ 1,709,104	$ 255,508
Licenses and permits	4,400	4,550	4,830	280
Intergovernmental	329,770	531,207	373,153	(158,054)
Charges for services	132,202	182,166	265,943	83,777
Fines and forfeitures	40,000	28,037	28,630	593
Library	100	1,657	1,672	15
Miscellaneous revenues	86,114	153,714	150,334	(3,380)
Total revenues	1,729,302	2,354,927	2,533,666	178,739
Expenditures:				
General government	385,153	622,665	555,421	67,244
Public safety	324,619	317,171	300,867	16,304
Streets and public improvements	617,392	1,066,347	950,269	116,078
Parks, recreation and public property	363,139	324,714	330,332	(5,618)
Library	107,319	131,297	127,072	4,225
Total expenditures	1,797,622	2,462,194	2,263,961	198,233
Excess (deficiency) of revenues over expenditures	(68,320)	(107,267)	269,705	376,972
Other financing sources (uses):				
Transfers in (out):				
Capital projects fund	78,320	(540,807)	(540,807)	-
Special revenue fund	(10,000)	(10,000)	(10,000)	-
Total other financing sources (uses)	68,320	(550,807)	(550,807)	-
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	-	(658,074)	(281,102)	376,972
Fund balance, beginning	1,065,030	1,065,030	1,065,030	-
Fund balance, ending	$ 1,065,030	$ 406,956	$ 783,928	$ 376,972

See accompanying notes to the financial statements and auditor's report.

RICHMOND CITY
Statement of Net Position
Proprietary Funds

As of June 30, 2024

	Water Utility Fund	Sewer Utility Fund	Solid Waste Utility Fund	Totals 2024	Memorandum Totals 2023
Assets					
Current assets:					
Cash and cash equivalents	$ 2,556,636	$ 1,535,878	$ 42,521	$ 4,135,035	$ 2,905,620
Accounts receivable, net	80,017	78,826	23,749	182,592	182,478
Restricted cash	813,945	199,917	-	1,013,862	613,869
Total current assets	3,450,598	1,814,621	66,270	5,331,489	3,701,967
Pension asset	-	-	-	-	-
Capital assets:					
Land and water rights	1,622,758	170,428	-	1,793,186	1,793,186
Buildings	149,984	4,647,627	-	4,797,611	4,790,691
Improvements other than buildings	7,831,426	3,001,564	-	10,832,990	10,606,850
Equipment	348,555	1,460,682	-	1,809,237	1,764,725
Less accumulated depreciation	(3,945,152)	(6,170,416)	-	(10,115,568)	(9,522,959)
Total capital assets	6,007,571	3,109,885	-	9,117,456	9,432,493
Deferred outflow of resources - pensions	39,494	49,368	-	88,862	75,627
Total assets and deferred outflows	9,497,663	4,973,874	66,270	14,537,807	13,210,087
Liabilities					
Current liabilities:					
Accounts payable	109,186	112,748	17,864	239,798	119,707
Unspent ARPA funds	49,937	-	-	49,937	122,665
Bonds payable, current	-	185,000	-	185,000	182,000
Total current liabilities	159,123	297,748	17,864	474,735	424,372
Long-term liabilities:					
Pension liability	22,948	28,685	-	51,633	38,756
Bonds payable	2,243,179	776,000	-	3,019,179	3,347,179
Total long-term liabilities	2,266,127	804,685	-	3,070,812	3,385,935
Total liabilities	2,425,250	1,102,433	17,864	3,545,547	3,810,307
Deferred inflow of resources - pensions	264	330	-	594	1,120
Total liabilities and deferred inflows	2,425,514	1,102,763	17,864	3,546,141	3,811,427
Net Position					
Net investment in capital assets	3,764,392	2,148,885	-	5,913,277	5,903,314
Restricted - debt service	291,537	199,917	-	491,454	491,204
Restricted - impact fees	472,471	-	-	472,471	-
Unrestricted	2,543,749	1,522,309	48,406	4,114,464	3,004,142
Total net position	$ 7,072,149	$ 3,871,111	$ 48,406	$ 10,991,666	$ 9,398,660

See accompanying notes to the financial statements and auditor's report.

RICHMOND CITY
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds

For the Year Ended June 30, 2024

	Water Utility Fund	Sewer Utility Fund	Solid Waste Utility Fund	Totals 2024	Memorandum Totals 2023
Operating revenues:					
Charges for services	$ 807,798	$ 900,234	$ 273,108	$ 1,981,140	$ 1,930,861
Connection fees and other	32,095	-	-	32,095	9,497
Total operating revenues	839,893	900,234	273,108	2,013,235	1,940,358
Operating expenses:					
Salaries and benefits	185,580	268,520	-	454,100	406,934
Current expenses	307,479	446,629	254,335	1,008,443	885,457
Depreciation	256,697	365,685	-	622,382	593,786
Total operating expenses	749,756	1,080,834	254,335	2,084,925	1,886,177
Operating income (loss)	90,137	(180,600)	18,773	(71,690)	54,181
Non-operating revenue (expense):					
Interest expense	(89,482)	-	-	(89,482)	(94,657)
Impact fees	738,619	518,188	-	1,256,807	286,140
Water dedication payments	55,000	-	-	55,000	85,000
Contributed capital	86,356	54,659	-	141,015	1,380,142
ARPA grant	72,727	-	-	72,727	43,204
Gain on disposal of asset	-	-	-	-	-
Interest income	151,020	76,520	1,089	228,629	123,980
Total non-operating revenue (expense)	1,014,240	649,367	1,089	1,664,696	1,823,809
Change in net position	1,104,377	468,767	19,862	1,593,006	1,877,990
Net position, beginning	5,967,772	3,402,344	28,544	9,398,660	7,520,670
Net position, ending	$7,072,149	$ 3,871,111	$ 48,406	$ 10,991,666	$ 9,398,660

See accompanying notes to the financial statements and auditor's report.

RICHMOND CITY
Statement of Cash Flows
Proprietary Funds

For the Year Ended June 30, 2024

	Water Utility Fund	Sewer Utility Fund	Solid Waste Utility Fund	Total 2024	Memorandum Total 2023
Cash Flows From Operating Activities					
Receipts from customers and users	$ 836,273	$ 899,285	$ 277,563	$ 2,013,121	$ 1,908,744
Payments to suppliers	(228,895)	(393,072)	(267,269)	(889,236)	(846,991)
Payments to employees	(185,580)	(268,520)	-	(454,100)	(406,934)
Net cash provided by operating activities	421,798	237,693	10,294	669,785	654,819
Cash Flows From Noncapital Financing Activities					
Impact fees	738,619	518,188	-	1,256,807	286,140
Dedication payments	55,000	-	-	55,000	85,000
Net cash provided by noncapital financing activities	793,619	518,188	-	1,311,807	371,140
Cash Flows From Capital and Related Financing Activities					
Acquisition and construction of capital assets	(117,878)	(48,453)	-	(166,331)	(109,604)
Principal payments on bonds/notes	(143,000)	(182,000)	-	(325,000)	(318,000)
Interest payments on bonds	(89,482)	-	-	(89,482)	(94,657)
Net cash used in capital and related financing activities	(350,360)	(230,453)	-	(580,813)	(522,261)
Cash Flows From Investing Activities					
Proceeds from sale of asset	-	-	-	-	-
Interest received	151,020	76,520	1,089	228,629	123,980
Net cash provided by investing activities	151,020	76,520	1,089	228,629	123,980
Net increase (decrease) in cash and cash equivalents	1,016,077	601,948	11,383	1,629,408	627,678
Cash and equivalents at beginning of year	2,354,504	1,133,847	31,138	3,519,489	2,891,811
Cash and equivalents at end of year	$ 3,370,581	$ 1,735,795	$ 42,521	$ 5,148,897	$ 3,519,489
Shown in the Statement of Net Position as:					
Cash and cash equivalents	$ 2,556,636	$ 1,535,878	$ 42,521	$ 4,135,035	$ 2,905,620
Restricted cash equivalents at end of year	813,945	199,917	-	1,013,862	613,869
	$ 3,370,581	$ 1,735,795	$ 42,521	$ 5,148,897	$ 3,519,489

See accompanying notes to the financial statements and auditor's report.

RICHMOND CITY
Statement of Cash Flows
Proprietary Funds

Continued

	Water Utility Fund	Sewer Utility Fund	Solid Waste Utility Fund	Total 2024	Memorandum Total 2023
Reconciliation of operating income to net cash provided by operating activities:					
Operating income (loss)	$ 90,137	$ (180,600)	$ 18,773	$ (71,690)	$ 54,181
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:					
Depreciation	256,697	365,685	-	622,382	593,786
Changes in assets & liabilities:					
(Increase) decrease in pension asset	-	-	-	-	98,302
(Increase) decrease in accounts receivable	(3,620)	(949)	4,455	(114)	(31,614)
(Increase) decrease in deferred outflows	(4,780)	(8,455)	-	(13,235)	(24,556)
Increase (decrease) in accounts payable	78,456	54,569	(12,934)	120,091	62,035
Increase (decrease) in pension liability	5,158	7,719	-	12,877	38,756
Increase (decrease) in deferred inflows	(250)	(276)	-	(526)	(136,071)
Total adjustments	331,661	418,293	(8,479)	741,475	600,638
Net cash provided by operating activities	$ 421,798	$ 237,693	$ 10,294	$ 669,785	$ 654,819
Supplementary information					
Non-cash transactions:					
Acquisition of capital assets through contributions	$ 86,356	$ 54,659	$ -	$ 141,015	$ 1,380,142

See accompanying notes to the financial statements and auditor's report.

RICHMOND CITY
Statement of Fiduciary Net Position
Fiduciary Funds

As of June 30, 2024

	Agency Funds
Assets	
Pooled cash and cash equivalents	$ 206,592
Accounts receivable	3,109
Furniture, fixtures and equipment, net	119,119
Total assets	$ 328,820
Liabilities	
Payables	$ 1,491
Due to other government units	327,329
Total liabilities	$ 328,820

See accompanying notes to the financial statements and auditor's report.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Richmond City, Utah (the "City"), operates as an incorporated governmental entity within the State of Utah. The City operates under a council-mayor form of government and provides the following services: public safety (police and fire), highway and streets, recreation, public improvements, planning and zoning, health services and general administrative services. In addition, the City owns and operates water, sewer system, and solid waste utility funds.

The financial statements of the City have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Significant accounting policies established by GAAP and used by the City are discussed below.

Reporting Model

The financial statements include a Management's Discussion and Analysis (MD&A) section, which provides an analysis of the City's overall financial position and results of operations.

The Statement of Net Position and Statement of Activities have been prepared using accrual accounting.

The financial statements focus on major funds and provide a reconciliation between fund balance and net position.

In addition to the financial statement changes noted above, required changes in note disclosures are included in the basic financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – *continued*

Financial Reporting Entity

The City's basic financial statements include the accounts of all City operations. The accounting policies of the City conform to generally accepted accounting principles.

The City has an agreement with Lewiston City to jointly operate the Cub River Sports Complex. Accounting for the Cub River Sports Complex has been performed by Richmond City since July 1, 2006.

The City has created a Municipal Building Authority (MBA) in anticipation of future bonding needs. The MBA was not funded and had no financial activity during the year.

Richmond City Cemetery Maintenance District (the "District") is a separate legal entity that the City does not control and is not dependent on the City. However, the District has contracted with the City to perform accounting duties, collect funds, and pay bills as directed by the District. This activity is reported in the City's agency fund.

The City has no oversight responsibility for any other governmental entity since no other entities are considered to be controlled by or dependent on the City. Controls or dependence is determined on the basis of budget adoption, taxing authority, funding, and appointment of the respective governing board.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – *continued*

Basic Financial Statements – Government-Wide Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. The City's public safety, highway and streets, sanitation, recreation, public improvements, planning and zoning, health services and general administrative services are classified as governmental activities. The City's water, sewer, and solid waste management services are classified as business-type activities.

In the government-wide Statement of Net Position, both the governmental and business-type activities columns are a) presented on a consolidated basis by column, and b) are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The City's net position is reported in three parts, net investment in capital assets; restricted net position; and unrestricted net position. The City first utilizes restricted resources to finance qualifying activities.

Governmental activities are usually financed through taxes, intergovernmental revenues, and other non-exchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.

The government-wide Statement of Activities reports both the gross and net cost of each of the City's functions and business-type activities (general, public safety, etc.). The functions are also supported by general government revenues (property, sales and use taxes, certain intergovernmental revenues, fines, permits and charges, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants.

Program revenues must be directly associated with a function or a business-type activity. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants.

The net costs (by function of business-type activities) are normally covered by general revenue (property or sales taxes, intergovernmental revenues, interest income, etc.). The City does not allocate indirect costs.

These government-wide statements focus more on the sustainability of the City as an entity and the change in the City's net position resulting from the current year's activities.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – *continued*

Basic Financial Statements – Fund Statements

The City's accounting system is organized on a fund basis. A fund is a fiscal and accounting entity with a self-balancing set of accounts that the government establishes for accountability purposes in accordance with statutes, laws, regulations, restrictions, or specific purposes.

Separate financial statements are provided for governmental funds and proprietary funds. The emphasis of fund financial statements is on major individual funds, as defined by GAAP, with each displayed as a separate column. All remaining governmental and proprietary funds are aggregated and reported as nonmajor funds in their respective fund financial statements.

The following fund types are used by the City.

Governmental Funds

The focus of the governmental funds' measurement (in the fund statements) is upon determination of financial position and changes in financial position (sources, uses, and balances of financial resources) rather than upon net income. The following is a description of the governmental funds of the City.

- 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 Special Revenue Fund is used to account for the proceeds of specific revenue sources that are legally restricted and can only be expended for specified purposes.

- The Capital Projects Fund is used to account for the financial resources to be used for the acquisition of capital facilities and equipment by the City.

The City's major governmental funds consist of the following:

General Fund – See description above.

Capital Projects Fund – See description above.

The City's nonmajor governmental fund consists of the Cub River Sports Complex special revenue fund.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – *continued*

Basic Financial Statements – Fund Statements – *continued*

Proprietary Funds

The focus of proprietary fund measurement is upon determination of operating income, changes in net position, financial position, and cash flows. The generally accepted accounting principles applicable are similar to those applied by businesses in the private sector. The following is a description of the proprietary funds of the City. 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. Revenues and expenses not meeting this definition, such as investment earnings, are reported as non-operating.

Enterprise Funds are required to be used to account for operations for which a fee is charged to external users for goods or services and the activity is a) financed with debt that is solely secured by a pledge of the net revenues, b) has third party requirements that the cost of providing services, including capital costs, be recovered with fees and charges or c) establishes fees and charges based on a pricing policy designed to recover similar costs.

The City's major enterprise funds consist of the following:

Water Utility Fund – This fund accounts for the water services provided to City residents.

Sewer Utility Fund – This fund accounts for the collection of sewer waste by the City sewer system.

Solid Waste Utility Fund – This fund accounts for the solid waste management services provided to City residents.

Fiduciary Funds (Not included in government-wide statements)

The City's fiduciary funds consist solely of an agency fund. Agency funds account for assets held by the City in a purely custodial capacity. Since agency funds are custodial in nature (i.e., assets equal liabilities), they do not involve the measurement of results of operations. The agency fund consists of:

Richmond Cemetery Maintenance District – This fund is used to account for the funds held on behalf of Richmond Cemetery Maintenance District.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – *continued*

Basis of Accounting

Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made regardless of the measurement focus applied.

Accrual

Both governmental and business-type activities in the government-wide financial statement and the proprietary fund financial statements are represented on the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Modified Accrual

The governmental funds financial statements are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are generally recognized under the modified accrual basis of accounting when the related liability is incurred. However, debt service and compensated absences expenditures are recorded only when payment is due.

Financial Statement Amounts

Cash and Cash Equivalents

The City considers cash and cash equivalents in proprietary funds to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition, including investments in the Utah Public Treasurers' Investment Fund (PTIF).

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – *continued*

Financial Statement Amounts – *continued*

Interfund Receivables and Payables

During the course of operations, transactions sometimes occur between individual funds that may result in amounts owed between funds. Interfund receivables and payables between funds within governmental activities are eliminated in the Statement of Net Position.

Accounts Receivable and Due From Other Governments

Receivables consist of all revenues earned at year-end but received after year-end. Allowances for uncollectible accounts are based upon historical trends. Receivable balances for the governmental activities include sales taxes, franchise taxes, property taxes, garbage collection fees, and ambulance fees. Business-type activities report receivables for utility service fees.

Capital Assets

Capital assets purchased or acquired with an original cost of $5,000 or more are reported at historical cost or estimated historical cost. Contributed assets are reported at fair market value as of the date received. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

Depreciation on all depreciable assets has been provided over the estimated useful lives using the straight-line method. The estimated useful lives are as follows:

Buildings	30 years
Improvements other than buildings	10-50 years
Structures and systems	15-60 years
Equipment	3-20 years

GAAP requires the City to report infrastructure assets effective at the beginning of fiscal year 2004. Infrastructure assets include roads, bridges, underground pipe (other than related to utilities), etc.

In the governmental fund financial statements, the acquisition or construction of capital assets is accounted for as capital outlay expenditures.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – *continued*

Financial Statement Amounts – *continued*

Unearned Revenues

In the government-wide statements and the proprietary fund statements, unearned revenue is recognized when cash or other assets are received or recognized prior to being earned. In the governmental fund statements, unearned revenue is recorded when revenue is either unearned or unavailable.

Compensated Absences

The City's policies regarding personal time off (PTO) permit employees to accumulate unused leave. An employee who is separated or retires from employment shall be compensated for all PTO which he/she has accrued. The liability for these compensated absences is recorded as long-term debt in the government-wide statement of governmental activities and as accrued liabilities in the business-type activities. The current portion of this debt is estimated based on historical trends. In the fund financial statements, governmental funds do not report a liability for compensated absences while proprietary funds report the liability as it is incurred. Compensated absences related to governmental activities are usually liquidated by the General Fund.

Long-term Debt

The accounting treatment of long-term debt depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

All long-term debt to be repaid from governmental and business-type resources is reported as liabilities in the government-wide financial statements. The long-term debt consists primarily of bonds payable, notes payable, and accrued compensated absences.

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements. The debt proceeds are reported as other financing sources and payment of principal and interest reported as expenditures. The accounting for proprietary fund long-term debt is the same in the fund statement as it is in the government-wide statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – *continued*

Financial Statement Amounts – *continued*

Equity Classifications

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

- *Net investment in capital assets* consists of capital assets including restricted capital assets, net of accumulated depreciation and unexpended bond proceeds reduced by the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction or improvement of such assets.

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

- *Unrestricted net position* consists of all other net position that does not meet the definition of *restricted or invested in capital assets, net of related debt*.

In the governmental fund financial statements, fund balances are classified as nonspendable, restricted, or unrestricted (committed, assigned, or unassigned). Restricted represents those portions of fund balance where constraints placed on the resources are externally imposed by state or federal law or by the conditions set by grantors or creditors. Committed fund balance represents amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the City Council. Assigned fund balance is constrained by the City Council's intent to use such funds for specific purposes. Unassigned constitutes the residual balances in the General Fund.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – *continued*

Financial Statement Amounts – *continued*

Revenues

Property taxes, franchise taxes, licenses, fees-in-lieu, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Property taxes and fees-in-lieu associated with future periods are deferred. All other revenue items are considered to be measurable and available only when the City receives cash. Grants are usually reimbursable grants and are thus recognized as revenue at the time the expenditures are made.

Subsidies and grants to proprietary funds, which finance either capital or current operations, are reported as non-operating revenue based on GAAP. In addition, other revenues that do not result from providing services are reported as non-operating revenues.

Expenses/Expenditures

When an expense/expenditure is incurred for purposes for which both restricted and unrestricted resources are available, it is the City's general policy to use restricted resources first. For proprietary fund financial statements, operating expenses are those that result from providing services to customers.

Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual amounts could differ from those estimates.

Property Tax Calendar

Cache County assesses all taxable property other than centrally assessed property, which is assessed through the State, by May 22 of each year. The City must adopt a final tax rate prior to June 30, which is then submitted to the State for approval. Property taxes are due on November 30. Delinquent taxes are subject to a penalty of two percent or $10, whichever is greater. After January 16 of the following year, delinquent taxes and penalties bear interest at six percent above the federal discount rate from January 1 until paid.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – *continued*

Legal Compliance – Budgets

Budgets for governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). Budgets for proprietary funds are adopted on a legally enacted basis. The legally enacted budget differs from a GAAP basis budget by including debt proceeds, capital expenses, and principal payments and excluding depreciation expense. Annual appropriated budgets are adopted for the general and proprietary funds. All annual appropriations lapse at fiscal yearend.

On or before the first scheduled council meeting in May, all agencies of the City submit requests for appropriation to the City's financial officers so that a budget may be prepared. The budget is prepared by fund, function, and activity and includes information on the past year, current year estimates and requested appropriations for the next fiscal year.

The proposed budget is presented to the City Council for review at the first scheduled meeting in May. The City Council holds public hearings and may add to, subtract from, or change appropriations, but may not change the form of the budget. The City financial officer must, within the revenues and reserves, estimate any changes in the budget as available or revenue estimates may be changed by an affirmative vote of a majority of the City Council. Within 30 days of adoption, the final budget must be submitted to the State Auditor. If there is no increase to the certified tax rate, a final tax rate is adopted by June 30, and adoption of budgets is performed similarly.

State statute requires that City officers shall not incur expenditures or encumbrances in excess of total appropriations for any department in the budget as adopted or subsequently amended.

Only the City Council at a properly advertised public hearing can make increases in total fund appropriations. The budget information presented includes all approved amendments.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – *continued*

Deferred Outflows/Inflows of Resources

In addition to assets, financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period or periods and therefore will not be recognized as an outflow of resources (expense/expenditure) until then. The deferred outflows of resources related to pensions includes 1) net difference between projected and actual earnings on pension plan investments, 2) changes in proportion and differences between contributions and proportionate share of contributions, and 3) City contributions subsequent to the measurement date. The deferred charge on refunding is reported in both the government-wide statement of net position and the proprietary funds statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

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 or periods and therefore will not be recognized as an inflow of resources (revenue) until then. The City has three types of items which qualify for reporting in this category. The first item, revenues in the funds which are unavailable, is reported only in the governmental funds balance sheet. The second item, revenues which are intended to finance the operations of a future period, is reported in both the governmental funds balance sheet and the government-wide statement of net position. The third item, pension amounts, is reported in both the government-wide statement of net position and each proprietary fund statement of net position and results from actuarial calculations.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) including additions to/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.

2. CASH, CASH EQUIVALENTS & INVESTMENTS

Deposits

Deposits - Custodial Credit Risk – Custodial credit 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 (Section 51, chapter 7 of the Utah Code, the "Act") in handling its depository and investing transactions. The City considers such actions to be 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, 2024, $802,930 of the local government's bank balances of $1,488,847 was uninsured and uncollateralized. No deposits are collateralized, nor are they required to be by state statute.

Investments

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

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

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

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

2. CASH, CASH EQUIVALENTS & INVESTMENTS – *continued*

Investments – *continued*

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 Treasurers' Investment Fund.

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

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

Fair Value of Investments

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

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

At June 30, 2024 the City had the following recurring fair value measurements.

		Fair Value Measurements Using		
Investments by fair value level	**6/30/2024**	**Level 1**	**Level 2**	**Level 3**
Debt Securities				
Utah Public Treasurers' Investment Fund	$ 7,063,367	$ -	$ 7,063,367	$ -
Total investments measured at fair value	$ 7,063,367	$ -	$ 7,063,367	$ -

2. CASH, CASH EQUIVALENTS & INVESTMENTS – *continued*

Investments – *continued*

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, 2024 fair value factor, as calculated by the Utah State Treasurer, to the District's average daily balance in the Fund.

Interest Rate Risk

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

As of June 30, 2024, the City's investments had the following maturities:

		Investment Maturities (in years)		
Investment Type	**Fair Value**	**Less than 1**	**1-5**	**6-10**
Debt Securities				
Utah Public Treasurers' Investment Fund	$ 7,063,367	$ 7,063,367	$ -	$ -
Total investments measured at fair value	$ 7,063,367	$ 7,063,367	$ -	$ -

3. TAXES RECEIVABLE AND ACCOUNTS RECEIVABLE

The City's taxes receivable and accounts receivable at June 30, 2024 consisted of the following:

Governmental activities		
Taxes receivable:		
General fund:		
Property taxes	$	376,296
Franchise taxes		15,476
Sales taxes		116,545
Total general fund	$	508,317
Accounts receivable:		
General fund:		
Court	$	185
Other		89,192
Total general fund	$	89,377
General fund restricted:		
Class c road funds	$	32,290
Capital Projects fund:		
Accounts receivable	$	-
Special Revenue fund:		
Accounts receivable	$	276
Fiduciary Funds		
Cemetery		
Accounts receivable	$	3,109
Business-type activities		
Accounts receivable:		
Water utility fund services and fees, net of $2,500 allowance	$	80,017
Sewer utility fund services and fees, net of $2,500 allowance		78,826
Solid waste utility fund services and fees, net of $1,250 allowance		23,749
Total business-type activities	$	182,592

4. CAPITAL ASSETS

Capital asset changes occurring for the year ended June 30, 2024, were as follows:

	July 1, 2023	Additions	Deletions	June 30, 2024
Governmental activities:				
Capital assets not being depreciated:				
Land	$ 309,241	$ 18,495	$ -	$ 327,736
Construction in progress	-	69,706	-	69,706
Total capital assets not being depreciated	309,241	88,201	-	397,442
Capital assets being depreciated:				
Building and improvements	2,090,957	134,533	-	2,225,490
Equipment	1,900,889	225,319	-	2,126,208
Infrastructure	6,047,237	25,569	-	6,072,806
Total capital assets being depreciated	10,039,083	385,421	-	10,424,504
Accumulated depreciation	(5,853,644)	(372,566)	-	(6,226,210)
Total capital assets being depreciated, net	4,185,439	12,855	-	4,198,294
Total governmental activities capital assets, net	$ 4,494,680	$ 101,056	$ -	$ 4,595,736
Business-type activities:				
Capital assets not being depreciated:				
Land and water rights	$ 1,793,186	$ -	$ -	$ 1,793,186
Construction in progress	-	-	-	-
Total capital assets not being depreciated	1,793,186	-	-	1,793,186
Capital assets being depreciated:				
Structures and systems	17,162,266	307,345	29,773	17,439,838
Accumulated depreciation for:				
Structures and systems	(9,522,959)	(622,382)	(29,773)	(10,115,568)
Total capital assets being depreciated, net	7,639,307	(315,037)	-	7,324,270
Total business-type activities capital assets, net	$ 9,432,493	$ (315,037)	$ -	$ 9,117,456

Depreciation expense of governmental activities was charged to functions as follows:

General government	$ 20,977
Streets and highways	236,240
Public safety	37,256
Library	4,836
Culture, parks, and recreation	73,257
Total depreciation expense	$ 372,566

5. LONG-TERM OBLIGATIONS

Long-term liability activity for fiscal year ending June 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due within one year
Business-type activities					
Bonds payable	$3,529,179	$ -	$ 325,000	$ 3,204,179	$ 185,000
Governmental activities					
Compensated absences	$ 16,383	$ -	$ 10,955	$ 5,428	$ 2,714

Bonds Payable

Business-type activities bonds payable were comprised of the following:

$5,145,000 Water Revenue Bonds due to the Utah State Division of Finance Drinking Water in annual installments ranging from $96,000 to $281,000 at maturity on July 1, 2042, plus interest at 3.75 percent interest	$2,243,179
$3,316,000 Sewer Revenue Bonds due to the State of Utah, Department of Environmental Quality in annual installments ranging from $123,000 to $199,000 at maturity on June 1, 2029 with zero percent interest	961,000
Total business-type activities bonds payable	$3,204,179

5. LONG-TERM OBLIGATIONS – *continued*

The annual requirements to amortize bonds/notes payable of the business-type and governmental-type activities as of June 30, 2024, were as follows:

Year Ending June 30,	Principal	Interest	Total
2024	$ 185,000	$ -	$ 185,000
2025	337,000	84,119	421,119
2026	347,000	78,532	425,532
2027	356,000	72,757	428,757
2028	365,000	66,757	431,757
2029-2033	928,000	235,646	1,163,646
2034-2038	686,179	55,152	741,331
Totals	$ 3,204,179	$ 592,963	$ 3,797,142

The management of the City believes that as of June 30, 2024, it was in compliance with the debt covenant of the outstanding revenue bonds.

6. PENSION PLANS

General Information about the Pension Plan

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

Defined Benefit Plans

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

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

6. PENSION PLANS – *continued*

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

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

Summary of Benefits by System:

Benefits provided: URS provides retirement, disability, and death benefits.

Retirement benefits are as follows:

System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
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%

*actuarial reductions are applied

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

6. PENSION PLANS – *continued*

Contribution Rate Summary – As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the URS Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2024 were as follows:

Utah Retirement Systems	Employee	Employer	Employer 401(k)
Contributory System			
111- Local Governmental Division Tier 2	n/a	16.01%	0.18%
Noncontributory System			
15- Local Governmental Division Tier 1	n/a	17.97%	n/a
Tier 2 DC Only			
211- Local Government	n/a	6.19%	10.00%

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

For fiscal year ended June 30, 2024, the employer and employee contributions to the Systems were as follows:

System	Employer	Employee
Noncontributory System	$ 26,923	n/a
Tier 2 Public Employees System	68,645	-
Total Contributions	$ 95,568	$ -

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

6. PENSION PLANS – *continued*

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

At June 30, 2024, the City reported a net pension asset of $0 and a net pension liability of $95,616.

	(Measurement Date): December 31, 2023				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share 12/31/2022	Change (Decrease)
Noncontributory System	$ -	$ 62,284	0.0268518%	0.0277452%	-0.0008934%
Tier 2 Public Employees System	-	33,332	0.0171249%	0.0147064%	0.0024185%
Total net pension asset/liability	$ -	$ 95,616			

The net pension asset and liability were measured as of December 31, 2023, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2023 and rolled forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2024, the City recognized pension expense of $86,335. At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 54,288	$ 546
Changes in assumptions	37,769	26
Net difference between projected and actual earnings on pension plan investments	24,018	-
Changes in proportion and differences between contributions and proportionate share of contributions	3,539	528
Contributions subsequent to the measurement date	44,945	-
Total	$ 164,559	$ 1,100

6. PENSION PLANS – *continued*

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

$44,945 was reported as deferred outflows of resources related to pensions and results from contributions made by the City prior to fiscal year end, but subsequent to the measurement date of December 31, 2023. 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
2024	$ 30,558
2025	30,070
2026	45,640
2027	(6,101)
2028	3,320
Thereafter	15,027

Actuarial assumptions – The total pension liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Salary increases	3.5-9.5%, average, including inflation
Investment rate of Return	6.85%, net of pension plan investment expense, including inflation

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

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

6. PENSION PLANS – *continued*

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

	Expected Return Arithmetic Basis		
Asset class	Target Asset Allocation	Real Return Arithmetic Basis	Long term expected portfolio real rate of return
Equity securities	35%	6.87%	2.40%
Debt securities	20%	1.54%	0.31%
Real assets	18%	5.43%	0.98%
Private equity	12%	9.80%	1.18%
Absolute return	15%	3.86%	0.58%
Cash and cash equivalents	0%	0.24%	0.00%
Totals	100%		5.45%
Inflation			2.50%
Expected arithmetic nominal return			7.95%

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

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

6. PENSION PLANS – *continued*

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

System	1% Decrease (5.85%)	Discount Rate (6.85%)	1% Increase (7.85%)
Noncontributory System	$ 323,253	$ 62,284	$ (156,259)
Tier 2 Public Employees System	114,523	33,332	(29,632)
Total	$ 437,776	$ 95,616	$ (185,891)

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 for the Retirement Systems but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

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

- 401(k) Plan

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

	2024	2023	2022
401(k) Plan			
Employer Contributions	$ 772	$ 703	$ 1,593
Employee Contributions	$ 8,558	$ 8,423	$ 8,907

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

7. RESTRICTED NET POSITION/RESTRICTED FUND EQUITY

Restricted net position and restricted fund equity represent balances required to be maintained to satisfy third-party agreements or legal requirements. The following schedule details restricted net position and restricted fund equity at June 30, 2024.

Governmental Activities		
General fund		
Class c and local road tax	$	170,676
Business-type Activities		
Water utility fund		
Bond retirement	$	291,537
Impact fees		472,471
Total restricted net assets		764,008
Sewer utility fund		
Bond retirement		199,917
Total restricted net assets		199,917
Total business-type restricted net assets	$	963,925

The City assesses impact fees for water and sewer improvements as allowed by State law. These fees are not intended to recover impact costs for growth in areas not assessed by the City.

8. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The composition of interfund balances as of June 30, 2024 was as follows:

Interfund Transfers:

Purpose	Amount	Transfer in	Transfer out
		Cub River	
Operations	$ 10,000	Sports Complex	General
Capital projects	$ 540,807	Capital Projects	General

9. RISK MANAGEMENT

The City is exposed to various risks of loss related to torts, theft, damage to and destruction of assets, errors and omissions, and natural disasters. The City participates in the Utah Local Government Insurance Trust, a public entity risk pool to manage its risk of loss. The City pays an annual premium to the trust for its general insurance coverage. The Trust was created to be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of one million dollars for each insured event. There have been no claim settlements that exceeded the City's insurance coverage for the past three years.

10. MEMORANDUM TOTALS

Prior year total columns on the financial statements are captioned "memorandum only" to indicate that they are presented only to facilitate financial analysis. Data in these columns do not present financial position, results of operations, or changes in financial position in conformity with generally accepted accounting principles. Such data is also not comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

11. SUBSEQUENT EVENTS

In preparing these financial statements, the City has evaluated events and transactions for potential recognition or disclosure through October 8, 2024, the date the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

This page intentionally left blank.

RICHMOND CITY
Schedule of the Proportionate Share of the Net Pension Liability
Last 10 Fiscal Years

For the Year Ended June 30, 2024

	As of fiscal year ended June 30,	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered-employee payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	Plan fiduciary net position as a percentage of its covered-employee payroll
Noncontributory System	2015	0.0257187%	$ 111,677	$ 263,344	42.41%	90.20%
	2016	0.0284044%	160,726	281,367	57.12%	87.80%
	2017	0.0273125%	175,380	272,896	64.27%	87.30%
	2018	0.2184020%	95,688	190,823	50.14%	91.90%
	2019	0.0262126%	193,023	226,336	85.28%	87.00%
	2020	0.0267592%	100,851	244,731	41.21%	93.70%
	2021	0.0271972%	13,951	246,460	5.66%	99.20%
	2022	0.0268609%	(153,835)	224,854	-68.42%	108.70%
	2023	0.0277452%	47,520	188,554	25.20%	97.50%
	2024	0.0268518%	62,284	158,592	39.27%	96.90%
Tier 2 Public Employees System	2015	0.0000000%	$ -	$ -	0.00%	0.00%
	2016	0.0047110%	(10)	30,433	-0.03%	100.20%
	2017	0.0089154%	994	73,114	1.36%	95.10%
	2018	0.0144989%	1,278	141,788	0.90%	97.40%
	2019	0.0148036%	6,340	173,253	3.66%	90.80%
	2020	0.0123782%	2,784	172,045	1.62%	96.50%
	2021	0.0118645%	1,706	189,627	0.90%	96.30%
	2022	0.0111405%	(4,716)	206,721	-2.28%	103.80%
	2023	0.0147064%	16,014	320,552	5.00%	92.30%
	2024	0.0171249%	33,332	442,738	7.53%	89.58%

*In accordance with paragraph 81.a of GASB 68, employers need to disclose a 10-year history of their proportionate share of the net pension liability (asset) in the RSI. This schedule will be built prospectively.

RICHMOND CITY
Schedule of Contributions
Last 10 Fiscal Years

For the Year Ended June 30, 2024

	As of fiscal year ended June 30,	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered employee payroll	Contributions as a percentage of covered employee payroll
Noncontributory System	2015	$ 43,844	$ 43,844	$ -	$ 276,061	15.88%
	2016	43,461	43,461	-	277,290	15.67%
	2017	34,184	34,184	-	227,818	15.00%
	2018	31,829	31,829	-	211,377	15.06%
	2019	35,571	35,571	-	236,406	15.05%
	2020	37,693	37,693	-	249,492	15.11%
	2021	37,867	37,867	-	248,693	15.23%
	2022	35,698	35,698	-	196,644	18.15%
	2023	30,301	30,301	-	168,620	17.97%
	2024	26,923	26,923	-	149,824	17.97%
Tier 2 Public Employees System	2015	$ 2,241	$ 2,241	$ -	$ 15,000	14.94%
	2016	7,080	7,080	-	47,483	14.91%
	2017	15,299	15,299	-	102,606	14.91%
	2018	25,796	25,796	-	170,719	15.11%
	2019	25,822	25,822	-	166,165	15.54%
	2020	27,688	27,688	-	176,805	15.66%
	2021	31,183	31,183	-	197,363	15.80%
	2022	41,279	41,279	-	256,867	16.07%
	2023	62,494	62,494	-	390,345	16.01%
	2024	68,645	68,645	-	428,763	16.01%

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

Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions of RSI (built prospectively). Contributions as a percentage of covered payroll may be different than the board-certified rate due to rounding and other administrative practices.

1. Changes in Assumptions

Changes include updates to the mortality improvement assumption, salary increase assumption, disability incidence assumption, assumed retirement rates, and assumed termination rates, as recommended with the January 1, 2023 actuarial experience study.

This page intentionally left blank.

SUPPLEMENTARY INFORMATION

This page intentionally left blank.

RICHMOND CITY
Combining Balance Sheet
Nonmajor Governmental Funds

As of June 30, 2024

	Cub River Sports Complex	Total 2024	Memorandum Total 2023
Assets			
Pooled cash & cash equivalents	$ 31,678	$ 31,678	$ 19,194
Accounts receivable	276	276	-
Total assets	$ 31,954	$ 31,954	$ 19,194
Liabilities			
Current liabilities:			
Accounts payable	$ 3,445	$ 3,445	$ 596
Interfund payable	-	-	-
Total current liabilities	3,445	3,445	596
Fund balance			
Assigned for Cub River	28,509	28,509	18,598
Total fund balance	28,509	28,509	18,598
Total liabilities & fund balance	$ 31,954	$ 31,954	$ 19,194

RICHMOND CITY
Combining Statement of Revenues, Expenditures, and Changes in Fund Balance
Nonmajor Governmental Funds

For the Year Ended June 30, 2024

	Cub River Sports Complex	Total 2024	Memorandum Total 2023
Revenues:			
Intergovernmental revenue	$ 10,000	$ 10,000	$ 10,000
Miscellaneous revenues	1,926	1,926	408
Total revenues	11,926	11,926	10,408
Expenditures:			
Parks, recreation and public property	12,015	12,015	7,495
Total expenditures	12,015	12,015	7,495
Excess of expenditures over revenues	(89)	(89)	2,913
Other financing sources (uses):			
Transfers in (out)	10,000	10,000	10,000
Total other financing sources (uses)	10,000	10,000	10,000
Net change in fund balances	9,911	9,911	12,913
Fund balances, beginning	18,598	18,598	5,685
Fund balances, ending	$ 28,509	$ 28,509	$ 18,598

RICHMOND CITY
Schedule of Additions and Deletions
Agency Fund

For the Year Ended June 30, 2024

	Richmond Cemetery Maintenance District
Additions:	
Property taxes	$ 95,976
Burial fees	29,000
Grave plot purchases	25,400
Interest	9,847
Other	-
Total additions	160,223
Deletions:	
Salaries and benefits	36,919
Other expenses	84,312
Total deletions	121,231
Net change in fund	$ 38,992

This page intentionally left blank.

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 City Council
Richmond City
Richmond, 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, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Richmond City, Utah, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise Richmond City, Utah's basic financial statements, and have issued our report thereon dated October 8, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Richmond City, Utah's internal control over financial reporting (internal control) as a basis for designing 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 Richmond City, Utah's internal control. Accordingly, we do not express an opinion on the effectiveness of Richmond City, Utah's internal control.

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

Our consideration of internal control 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.

Report on Compliance and Other Matters

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

Purpose of this Report

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

Very truly yours,

Allred Jackson, PC

North Logan, UT
October 8, 2024

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

Honorable Mayor and City Council
Richmond City
Richmond, Utah

Report On Compliance

We have audited Richmond City, Utah (the City)'s compliance with the following applicable state compliance requirements described in the *State Compliance Audit Guide,* issued by the Office of the State Auditor, for the year ended June 30, 2024.

Budgetary Compliance
Fund Balance
Restricted Taxes and Other Related Restricted Revenue
Fraud Risk Assessment
Governmental Fees
Cash Management
Enterprise Fund Transfers, Reimbursements, Loans, and Services
Impact Fees

Opinion on Compliance

In our opinion, the City complied, in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2024.

Basis for Opinion

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

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

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

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

Report On Internal Control over Compliance

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

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

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

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

Very truly yours,

Allred Jackson, PC

North Logan, UT
October 8, 2024

This page intentionally left blank.

SCHEDULE OF FINDINGS AND RECOMMENDATIONS

This page intentionally left blank.

RICHMOND CITY
Schedule of Findings and Recommendations
Current Year

For the Year Ended June 30, 2024

No findings for the current year.

RICHMOND CITY
Schedule of Findings and Recommendations
Prior Year

For the Year Ended June 30, 2024

2023-1: State Compliance – Fund Balance

Criteria: The City and its management are responsible to determine that internal controls ensure compliance requirements described in the *State Compliance Audit Guide* are met.

Condition: Unrestricted general fund balance was 43% of total revenue of the general fund, which exceeded the 35% maximum amount allowed by state law.

Cause: The City failed to ensure the unrestricted general fund balance was less than 35% of total general fund revenue at the end of the fiscal year.

Effect: The City was not in compliance with State regulations on Fund Balance.

Recommendation: We recommend that any excess unrestricted general fund balance be reduced or restricted (by a transfer to capital projects fund or other such means) prior to the close of the fiscal year.

Views of Responsible Officials: The City will budget for and transfer any excess unrestricted fund balance above the allowed amount of 35% on the next budget adjustment for Fiscal Year 2024.

Status: The City was in compliance as of June 30, 2024.

2023-2: State Compliance – Cash Management

Criteria: The City and its management are responsible to determine that internal controls ensure compliance requirements described in the *State Compliance Audit Guide* are met.

Condition: Deposit and Investment Report filed with the Money Management Council reported book cash balances rather than bank cash balances.

Cause: The City reported book cash balances rather than bank cash balances.

Effect: The City was not in compliance with State regulations on Cash Management.

Recommendation: We recommend that City use bank cash balances in the Deposit and Investment Report.

Views of Responsible Officials: The City will report bank cash balances in the Deposit and Investment Report, not book cash balances.

Status: The City was in compliance as of June 30, 2024.

RICHMOND CITY CORPORATION
ORDINANCE 2024-13

WHEREAS, the City Council of Richmond has the responsibility for the general welfare of the City; and

WHEREAS, such responsibility includes but is not limited to, establishment of best management practices; and

WHEREAS, management practices may evolve over the passage of time:

NOW THEREFORE, the City Council of Richmond City, County of Cache, State of Utah, hereby adopts, passes and publishes the following:

AN ORDINANCE AMENDING THE RICHMOND CITY MUNICIPAL CODE, TITLE 12-000 "LAND USE, DEVELOPMENT AND MANAGEMENT (LUDMO)", CHAPTER 12-2000 "SUBDIVISION REGULATIONS", PART 12-2003-4 "FINAL PLAT PREPARATION AND REQUIRED INFORMATION".

BE IT ORDAINED BY THE CITY COUNCIL OF RICHMOND CITY, CACHE COUNTY, UTAH AS FOLLOWS:

1. Sections shall be amended such that the highlighted areas below shall be added and the ~~strikeout~~ areas shall be deleted.

12-2003-4 FINAL PLAT PREPARATION AND REQUIRED INFORMATION

D. **Financial Guarantee:** No site grading or construction of lots or of the public improvements required in this title shall be started unless and until the sub-divider shall have furnished to the City a contractor's performance bond, an irrevocable letter of credit or funds in escrow an amount equal to at least one and one-quarter (1.25) times the reasonable value of the required public improvements, as determined by the Richmond City Engineer, to guarantee the complete and timely development of any facilities or improvements which are the sub-divider's responsibility.

2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.

3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.

4. This ordinance shall become effective after the required public hearing and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Richmond City Municipal Code above referred to.

ADOPTED AND PASSED by the Richmond City Council on this 17th day of October, 2024.

RICHMOND CITY CORPORATION

_____
Paul J. Erickson, Mayor

ATTEST:

_____
Justin B. Lewis, City Recorder

RICHMOND CITY CORPORATION
ORDINANCE 2024-12

WHEREAS, the City Council of Richmond has the responsibility for the general welfare of the City; and

WHEREAS, such responsibility includes but is not limited to, establishment of best management practices; and

WHEREAS, management practices may evolve over the passage of time:

NOW THEREFORE, the City Council of Richmond City, County of Cache, State of Utah, hereby adopts, passes and publishes the following:

AN ORDINANCE AMENDING THE RICHMOND CITY MUNICIPAL CODE, TITLE 12-000 "LAND USE, DEVELOPMENT AND MANAGEMENT (LUDMO)", CHAPTER 12-900 "ZONES" ADDING IN ITS ENTIRETY PART 12-911 "RESIDENTIAL MULTIPLE-FAMILY ZONE "RMF"", SECTIONS 12-911-1 "PURPOSE", 12-911-2 "WIDTH, DENSITY AND YARD REGULATIONS", 12-911-3 "HEIGHT REGULATIONS", 12-911-4 "MODIFYING REGULATIONS", 12-911-5 "GROUP DWELLING STANDARDS", 12-911-6 "PARKING, LOADING AND ACCESS", 12-911-7 "LANDSCAPING", 12-911-8 "TRASH/GARBAGE", 12-911-9 "DEVELOPMENT IN PHASES" AND 12-911-10 "ALLOWED USES".

BE IT ORDAINED BY THE CITY COUNCIL OF RICHMOND CITY, CACHE COUNTY, UTAH AS FOLLOWS:

1. Sections below shall be added in their entirety.

PART 12-911 RESIDENTIAL MULTIPLE-FAMILY ZONE "RMF".

12-911-1 PURPOSE

The purpose of the Residential Multiple-Family Zone (RMF) is to provide areas throughout the community which shall be characterized by low rise multiple-family and apartment development. This zone is intended to provide an attractive setting for multiple-family apartments, townhomes, and dwelling units which will be harmoniously blended together.

In keeping with the most recent General Plan update there shall be a minimum of fifteen hundred (1,500) feet between lots as measured by following the shortest route of vehicular travel along public thoroughfares, from the nearest point on the boundary line of the property on which a multiple-family dwelling is proposed to the nearest point on the boundary line of any other parcel or lot on which a multiple-family dwelling exists or is proposed for construction.

The fifteen hundred foot distance requirement is not applicable to any parcel which abuts a parcel(s) which have the following zoning classification: Highway Commercial Zone (HC), Manufacturing/Light Industrial Zone (MLI), Planned Industrial Commercial Overlay Zone (PIC) or next to a public school.

12-911-2 WIDTH, DENSITY AND YARD REGULATIONS

Minimum Yard Requirements (In Feet):

Frontage: 80

Setback Requirements (In Feet):

Front: 30
Side: 20
Rear: 20

12-911-3 HEIGHT REGULATIONS

No building or structure shall be erected to a height greater than forty-five feet (45'), to be measured from the threshold of the main entrance at street level to the highest point of the roof. Accessory buildings and other buildings shall not be erected to a height greater than the dwelling, but in no case shall it exceed twenty feet (20') in height.

12-911-4 MODIFYING REGULATIONS

Modifying regulations in the Residential Multiple-Family Zone (RMF) are as follows:

A. **Front Yards**: On corner lots, the least of the two (2) front yards shall be a minimum of twenty feet (20') and the combination of the two (2) together shall total a minimum of fifty feet (50').
B. **Side Yards**: Main buildings other than dwellings shall have a minimum side yard of twenty feet (20'). Private garages and other accessory buildings located at least ten feet (10') behind the main building may have a side yard of ten feet (10'), except that the street side yard on a corner lot shall be a minimum of twenty feet (20') for main and accessory buildings.
C. **Rear Yards**: Unsheltered decks, supported by posts and which are less than thirty inches (30") above the ground or greater than eighty-four inches (84") above the ground but, not greater than the uppermost floor level, shall be allowed to project into the required rear yard a maximum of ten feet (10').

12-911-5 GROUP DWELLING STANDARDS

The following provisions shall apply to the development of group dwellings as defined in this title:

A. **Group Dwellings**: Group dwellings can be divided and sold as individual buildings/units.
B. **Open Space**:
    1. Open space shall be provided and shall not cover less than forty percent (40%) of the gross site area. The required open space shall be land areas that are not occupied by buildings, structures, parking areas, streets or alleys. Said open space shall be devoted to landscaping, preservation of natural features, patios and recreational areas.
    2. At least fifty percent (50%) of the required open space shall be designated for use as common open space for common enjoyment and use for all residents of the development. Private open space (that provided for each dwelling unit for personal use) shall be located immediately adjacent to, attached to, or within the dwelling unit it is designed to serve and shall be for the exclusive use of the residents of that dwelling unit. Landscaped roof areas or decks attached to individual units may not be calculated as part of the required common open space.
    3. Open space needs to be identified as an area to facilitate snow retention during the winter months.
    4. Detention and retention basins may be counted toward meeting the minimum open space requirement.
C. **Building Orientation**: No residential building shall face the rear of another building on the development site.
D. **Side By Side Buildings**: A separation of at least twenty feet (20') shall be maintained between buildings which are located side by side.
E. **Maximum Number of Units per Building**: The maximum number of dwelling units per building will not be greater than six (6).
F. **Maximum Density**: The maximum number of units per acre will not be greater than ten (10).
G. **Additional Conditions**: The planning commission or city council may impose other reasonable conditions as may be necessary to accomplish the purpose of this title.

12-911-6 PARKING, LOADING AND ACCESS

A. Each lot or parcel in the Residential Multi-Family Zone (RMF) shall provide minimum ten foot by twenty-four-foot (10' x 24') parking stalls located and in numbers as described below.
B. All parking spaces shall be paved with asphaltic cement or concrete and shall be provided with paved access from a public street.
C. Parking spaces shall not be provided within a required front yard.
D. Each dwelling unit shall be provided with at least three (3) parking spaces. A single car attached garage will be considered one (1) parking stall. A two-car attached garage will be considered two (2) parking stalls.

12-911-7 LANDSCAPING

The following landscaping provisions shall apply in all multiple housing developments within the Residential Multi-Family Zone (RMF):

A. All open space shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar natural landscaping materials.
B. Initial landscaping shall include at least one tree per two (2) units.
C. There shall be provided a minimum of three feet (3') of landscaped area around the front foundation of all buildings dedicated to foundation planting, ground covers or natural landscaping such as lava rock or bark. In areas where natural landscaping is used a weed barrier or block shall be used to prevent the encroachment of weeds or grass into the landscaped area.
D. In required landscaped areas, all trees shall be a minimum two-inch (2") caliper trunk, and all shrubs shall be a minimum of two (2) gallon size.
E. All areas to be landscaped with grass shall have sprinklers and/or irrigation systems. All other landscaped areas shall be provided with drip or other approved irrigation systems as approved by the planning commission or city council.
F. The area between the curb or street line and the public sidewalk shall be landscaped and maintained by the owner of the property fronting the street.
G. All landscaped areas shall be kept free of weeds and be maintained in a healthy condition. All required vegetation that dies shall be promptly replaced during the current growing season.
H. A perimeter fence around the outside of the overall development boundary shall be installed as part of the development process. The fence shall be a six-foot (6’) sight proof fence. Wood and chain link are not allowed.

12-911-8 TRASH/GARBAGE

Trash/garbage shall not be stored in an open area. All trash containers shall be screened from public streets and adjacent properties with a six-foot (6') sight proof fence or wall. Openings of trash enclosures shall be oriented away from public view or screen with sturdy gates wide enough to allow easy access for trash collection. No trash containers or trash enclosures may be located within a required front yard or street side yard setback.

12-911-9 DEVELOPMENT IN PHASES

If the Residential Multiple-Family (RMF) Development is to be developed in phases, each phase shall be of such size, composition, and arrangement that its construction, marketing, and operation is feasible as a unit independent of any subsequent phases. Final approval shall be given only to one (1) phase at a time. No construction of any kind shall begin in the second or subsequent phases until sixty-five (65) percent of the total development of the preceding phase has been substantially completed.

12-911-10 ALLOWED USES

Xxx under construction xxx

2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.

3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.

4. This ordinance shall become effective after the required public hearing and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Richmond City Municipal Code above referred to.

ADOPTED AND PASSED by the Richmond City Council on this xx day of xx, 2024.

RICHMOND CITY CORPORATION

_____
Paul J. Erickson, Mayor

ATTEST:

_____
Justin B. Lewis, City Recorder