

CITY COUNCIL REGULAR MEETING AGENDA

REGULAR COUNCIL MEETING
TUESDAY
APRIL 18, 2023

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
3:00 P.M.

All City Council Meetings are live streamed on the city's website
(<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

*****PUBLIC COMMENT*****

Verbal public comments may be given through a virtual public comment platform or in-person

If you want to provide a verbal comment during the Council Meeting, use the link below to join the virtual public comment room.

VIRTUAL PUBLIC COMMENT WAITING ROOM

Written comments may be submitted to publiccomment@flagstaffaz.gov. All comments submitted via email will be considered written comments and will be documented into the record as such.

1. **CALL TO ORDER**

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. **ROLL CALL**

NOTE: One or more Councilmembers may be in attendance through other technological means.

MAYOR DAGGETT
VICE MAYOR ASLAN
COUNCILMEMBER HARRIS
COUNCILMEMBER HOUSE

COUNCILMEMBER MATTHEWS
COUNCILMEMBER MCCARTHY
COUNCILMEMBER SWEET

3. **PLEDGE OF ALLEGIANCE, MISSION STATEMENT, AND LAND ACKNOWLEDGEMENT**

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

LAND ACKNOWLEDGEMENT

The Flagstaff City Council humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. **PUBLIC PARTICIPATION**

Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

5. **COUNCIL LIAISON REPORTS**

6. **CONSENT ITEMS**

All matters under Consent Agenda are considered by the City Council to be routine and will be enacted by one motion approving the recommendations listed on the agenda. Unless otherwise indicated, expenditures approved by Council are budgeted items.

- A. **Consideration and Approval of Contract:** Approve Change Order No. 17 with Shephard Wesnitzer, Inc. in the amount of \$190,700.00 and a 365 calendar day time extension for the Rio de Flag Flood Control Utility Relocation Design Services Contract.

STAFF RECOMMENDED ACTION:

1. Approve Change Order No. 17 with Shephard Wesnitzer, Inc. the amount of \$190,700.00 and a 365 calendar day time extension for the Rio de Flag Flood Control Utility Relocation Design Services Contract; and
2. Authorize the City Manager to execute the necessary documents.

7. **ROUTINE ITEMS**

- A. **Consideration and Adoption of Ordinance No. 2023-07:** An ordinance of the Flagstaff City Council authorizing the acquisition of real property for the Cinder Lake Landfill Road Improvement Project; providing for delegation of authority, repeal of conflicting ordinances, severability, authority for clerical corrections, and establishing an effective date

STAFF RECOMMENDED ACTION:

- 1) Read Ordinance No. 2023-07 by title only for the final time
- 2) City Clerk reads Ordinance No. 2023-07 by title only (if approved above)
- 3) Adopt Ordinance No. 2023-07

- B. Consideration and Adoption of Ordinance No. 2023-08:** An ordinance of the City Council of the City of Flagstaff authorizing the acquisition of real property interests for the Schultz Creek Stabilization Project and the Highway 180 Culvert Project; providing for delegation of authority, severability, repeal of conflicting ordinances, authority for clerical corrections, and establishing an effective date

STAFF RECOMMENDED ACTION:

- 1) Read Ordinance No. 2023-08 by title only for the final time
- 2) City Clerk reads Ordinance No. 2023-08 by title only (if approved above)
- 3) Adopt Ordinance No. 2023-08

- C. Consideration and Adoption of Ordinance No. 2023-09:** An ordinance of the City Council of the City of Flagstaff dedicating a public access easement across city-owned property located at 3500 N. West St.; providing for delegation of authority, repeal of conflicting ordinances, severability, clerical corrections, and establishing an effective date

STAFF RECOMMENDED ACTION:

- 1) Read Ordinance No. 2023-09 by title only for the final time
- 2) City Clerk reads Ordinance No. 2023-09 by title only (if approved above)
- 3) Adopt Ordinance No. 2023-09

- D. Consideration and Approval of Audited Financial Reports:** Year ending June 30, 2022

STAFF RECOMMENDED ACTION:

Approve the FY 2021-2022 Annual Comprehensive Financial Report and the FY 2021-2022 Single Audit Report

8. DISCUSSION ITEMS

- A. Discussion on Public Notice of a Possible Primary Property Tax Levy Increase**

Discuss and receive direction from City Council related to posting a Public Notice related to a possible Primary Property Tax Levy (revenues) increase.

9. PUBLIC PARTICIPATION

10. INFORMATIONAL ITEMS TO/FROM MAYOR, COUNCIL, AND STAFF, AND FUTURE AGENDA ITEM REQUESTS

11. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. in accordance with the statement filed by the City Council with the City Clerk.

Dated this _____ day of _____, 2023.

Stacy Saltzburg, MMC, City Clerk

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Jeremy DeGeyter, Project Manager
Co-Submitter: Trevor Henry
Date: 04/12/2023
Meeting Date: 04/18/2023



TITLE:

Consideration and Approval of Contract: Approve Change Order No. 17 with Shephard Wesnitzer, Inc. in the amount of \$190,700.00 and a 365 calendar day time extension for the Rio de Flag Flood Control Utility Relocation Design Services Contract.

STAFF RECOMMENDED ACTION:

1. Approve Change Order No. 17 with Shephard Wesnitzer, Inc. the amount of \$190,700.00 and a 365 calendar day time extension for the Rio de Flag Flood Control Utility Relocation Design Services Contract; and
2. Authorize the City Manager to execute the necessary documents.

Executive Summary:

Approval of Change Order No. 17 will compensate Shephard Wesnitzer, Inc. (SWI) for assisting the City in acquiring the property rights necessary for the U.S. Army Corps of Engineers (USACE) to certify the real estate for construction based on the needed lands, easements, rights-of-way, relocations, and disposal site (LERRD) and complete design for the Rio de Flag Flood Control Project (Project). The additional tasks of Change Order No. 17 include survey services, legal descriptions for real estate acquisitions, low flow channel design revisions, design of pedestrian access at City Hall, and design/phasing of construction work at the Five Points Intersection. There is a 365 calendar day time extension requested with Change Order No. 17 to ensure the estate necessary meets the guidelines and requirements as outlined by the USACE.

The Change Order Committee considered this item on March 30, 2023, it was approved with a recommendation to forward to the Council for final approval at the City Council meeting on April 18, 2023.

Change Order No. 17 is currently in routing for signatures to document approval of the Change Order Committee and will be attached to the final agenda for this item.

Financial Impact:

The FY 2004-2005 original Design Services Contract was approved by City Council to SWI in the amount of \$1,582,521.00. Subsequent values of prior changes authorized through the City Manager's Change Order Authority and City Council approval has resulted in an amount of \$2,206,731.34. The funding to pay the amount of Change Order No. 17 (\$190,700.00) will come from the Stormwater Fund, tracked in the Rio de Flag project account #206-08-385-3236-0-4421.

Original Contract Value	\$1,582,521.00
Value of Prior Changes	\$2,206,731.34
Value of this Change	<u>\$ 190,700.00</u>
New Contract Value	\$3,979,952.34

Policy Impact:

No Impact.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

- Deliver outstanding services to residents through a healthy, well maintained infrastructure system.
- Strengthen Flagstaff's resilience to climate change impacts on built, natural, economic, health, & social systems.

Carbon Neutrality Plan

- Encourage vibrancy, appropriate density, and attainability in existing neighborhoods, so that more residents live within walking distance of their daily needs.
- Create inclusive networks for walking and biking that are continuous, attractive, safe, comprehensive, and convenient for people of all ages.

Regional Plan

- Manage watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting.
- Increase the region's preparedness for extreme climate events.
- Incorporate pedestrian access, trails, and watchable wildlife opportunities into natural watercourses when practical.
- Improve mobility and access throughout the region.
- Increase the availability and use of pedestrian infrastructure, including FUTS, as a critical element of a safe and livable community.

Has There Been Previous Council Decision on This:

Previous City Council actions pertaining to authorized value changes and action items necessary for the continuation of the Project since FY 2004-2005.

Options and Alternatives:

1. Approve Change Order No. 17 with SWI the amount of \$190,700.00 and a 365 calendar day time extension as recommended; or
2. Reject Change Order No. 17, which will forfeit the opportunity for the City to comply with its requirement to provide the estate necessary to allow the USACE to certify the real estate for the Rio de Flag Flood Control Project.

Background/History:

- On January 18, 2005, the City Council awarded the Design Services Contract to SWI to perform design services for this Project.
- On March 30, 2023, the City's Change Order Committee reviewed and approved the change order, and is now presented to Council for approval.

Key Considerations:

The Rio de Flag Flood Control Project is included in the City's Stormwater Management Capital Improvement Program and is the number one priority. The Project has also been the subject of numerous City Council meetings, City-to-Citizen communications and newspaper articles.

The USACE requested funding for their FY 20 work plan to construct the entire Project. The USACE received \$52M which will complete their share (65%) of the project as outlined in the Project Cooperation Agreement.

In 2018, the City Council authorized a fee increase to the Stormwater rate that would provide funding for the Capital Improvement Program (CIP). In 2019, City Council authorized collection of the rate increase. The rate increase will provide funding for the Stormwater CIP, of which the Rio de Flag Flood Control Project is the number one priority. The City has the capacity and commitment to complete our share of the project as outline in the Project Cooperation Agreement.

On April 12, 2021, the USACE submitted to the City the real estate "take letter" outlining the estate necessary for the real estate certification. It is the City's responsibility as outlined in the Project Cooperation Agreement to provide the corridor necessary for the USACE to solicit, award and construct the Project.

A sample of the additional tasks contained in Change Order No. 17 includes:

Phase 2 Segment Map Revisions:

- This item includes the revision of the right-of-way (ROW) and temporary construction easement (TCE) linework provided by the Army Corps to eliminate areas with insignificant acreage and to follow existing, surveyed parcel boundaries. The Segment Maps for the Upper Reach have been updated to reflect the revised linework. The Army Corps will ultimately approve of the revisions to the easements.

Survey Services:

- This item includes topographic survey to include limits of ROW for Santa Fe Avenue from the intersection of Sycamore Street/Summit Avenue to Santa Fe Avenue/Sitgreaves Street, across the City Hall parking lot, and a portion of Grand Canyon Avenue from Walnut Street to Santa Fe Avenue. This item also includes field survey, ROW verification and data processing. SWI will coordinate with utility companies to document existing utilities facilities per the maps and information provided by the franchise utility companies. This item includes a budget for utility potholing at conflict location identified from maps and information provided by the franchise utility companies.

City of Flagstaff Pedestrian Access:

- Due to the improvements to the Rio de Flag the existing pedestrian bridge at City Hall will be removed. This item includes a change of design scope to replace the existing City Hall pedestrian bridge with an at-grade sidewalk pedestrian access. The low flow channel will end upstream of Aspen Avenue. The area between the parking lot and City Hall will be utilized as an LID facility.

Low Flow Channel Design Revisions:

- SWI and their sub consultants are currently working on several design changes to the low flow channel and anticipate several others. This includes Dale Ave. crossing redesign and changes to the Cherry St. crossing. This item also includes revisions to the existing open channel final design. This revision is specifically for the replacement of the channel adjacent to city hall with

Rio de Flag Flood Control Project

Project Area

COMPLETED
Clay Avenue Wash
Detention Basin

COMPLETED
Thorpe Bridge

Upper Rio de Flag Reach

Lower Rio de Flag Reach

Clay Avenue Wash Reach

Butler Tunnel
COMPLETED



Clay Avenue Wash Detention Basin Constructed 2009

Butler Tunnel Constructed 2010

Thorpe Bridge Constructed 2012

Lower Rio de Flag Reach

Upper Rio de Flag Reach

Clay Avenue Wash Reach

100-Year Rio de Flag Floodplain

Closed Channel

Composite Channel

Open Channel

VICINITY MAP

Disclaimer:
The 100-year floodplain shown on this map was derived by
City of Flagstaff based on a US Army Corps of Engineers (USACE)
Map dated October 15, 1999. The floodplain shape shown on this map
is a general representation of the extent of a 100-year flood event
and should not be used for legal, engineering or planning purposes.



Map Scale: 1:50,000
City of Flagstaff GIS, October 17, 2017
Satellite Data Map Source: ESRI
Vector Data Source: Vector.com

CITY OF FLAGSTAFF



- CONFIRMING CHANGE ORDER NO. _____
- CONSULTING CONTRACT CHANGE ORDER NO. 17
- CONSTRUCTION CONTRACT CHANGE ORDER NO. _____
- CONTRACT ALLOWANCE UPDATE NO. _____

PROJECT NO. 346800 **PROJECT NAME:** Rio de Flag Flood Control Utility Relocation

FILE NO. 03-04011 **PROJECT MANAGER:** Jeremy DeGeyter

TO: Shephard Wesnitzer, Inc.

You are hereby directed to make the herein described changes from the plans and/or specifications or perform the following described work not included in the plans and/or specifications of this contract. Description of work to be done:

Provide additional work tasks as described in the proposal dated March 23, 2023 for the Rio de Flag (RDF) Flood Control project as required by the US Army Corps of Engineers (USACE). The added tasks are requirements to meet the estate necessary to certify real estate for construction based on the lands, easements, rights-of-way, relocations and disposal site (LERRD) for the RDF Flood Control Project. The tasks include survey services, legal descriptions for real estate acquisitions, low flow channel revisions, pedestrian access at City Hall, and phasing of construction work at the Five Points Intersection. There is a 365-day time extension requested with this change order.

Change Order originated by: CITY OF FLAGSTAFF CONTRACTOR CONSULTANT OTHER: _____

Project Manager	<u>3/30/2023</u> Date	Approval Recommended	<u>Jeremy DeGeyter</u>
Department Head	<u>3/30/2023</u> Date	Approval Recommended	<i>Shannon Jones</i>
Water Services	<u>3/30/2023</u> Date	Approval Recommended	
Public Works	<u>3/30/2023</u> Date	Approval Recommended	
City Engineering	<u>3/30/2023</u> Date	Approval Recommended	Rescued
City Attorney	<u>3/30/2023</u> Date	Approval Recommended	
Purchasing (Chair)	<u>3/30/2023</u> Date	Approval Recommended	
City Manager	<u>3/30/2023</u> Date	Approval Recommended	

Digitally signed by Jeremy DeGeyter
DN: c=US, e=jdegeyter@flagstaffaz.gov, o=City of Flagstaff,
ou=Capital Improvements, cn=Jeremy DeGeyter
Date: 2023.03.29 17:32:46-07'00'

		END DATES	
ORIGINAL CONTRACT PERIOD	<u>275</u> Days	<u>(10/30/05)</u>	ORIGINAL CONTRACT \$ <u>1,582,521.00</u>
PRIOR TIME CHANGES	<u>6,820</u> Days	<u>(6/19/22)</u>	TOTAL PRIOR VALUE CHANGES \$ <u>2,206,731.34</u>
THIS TIME CHANGE	<u>365</u> Days	<u>(10/1/24)</u>	VALUE OF THIS CHANGE \$ <u>190,700.00</u>
NEW CONTRACT PERIOD	<u>7,460</u> Days	<u>(10/1/24)</u>	NEW CONTRACT \$ <u>3,979,952.34</u>

We, the undersigned consultant, have given careful consideration to the change proposed and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, except as may otherwise be noted above and perform all services necessary for the work above specified and will accept as full payment therefore the prices and time extensions shown above.

FIRM NAME: Shephard Wesnitzer, Inc.

Accepted Date: 03/28/2023 **By:** *William E. Cole*

CITY OF FLAGSTAFF				PROJECT STATUS FORM	
PROJECT NAME: Rio de Flag Flood Control Utility Relocation			<input checked="" type="checkbox"/> Design <input type="checkbox"/> Construction <input type="checkbox"/> Other		
PROJECT NO. 346800			FILE NO. 03-04011		
ACCT. NO.					
206-08-385-3236-0-4433		100%		\$3,979,952.34	
PROPOSED CONTRACT TOTAL <i>(Includes Original Contract Amount & All Change Orders)</i>				\$3,979,952.34	
COUNCIL APPROVAL:		January 18, 2005		ORIGINAL CONTRACT AMOUNT: \$1,582,521.00	
PROJECT BUDGET		\$2,870,940.00		FY: 12/13	
PROJECT BUDGET				FY:	
NOTICE TO PROCEED:		January 28, 2005		ORIGINAL CONTRACT PERIOD (calendar days): 275	
ORIGINAL/REVISED COMPLETION DATES: October 30, 2006/October 1, 2024			ORIGINAL CONTRACT ALLOWANCE: \$75,000.00		
CONSULTANT: Shephard Wesnitzer, Inc.			LOCATION: Flagstaff, AZ		
CITY PROJECT MANAGER: Jeremy DeGeyter					
Change Orders	C.O. Amount/ Allowance Amt	C.O. Days	Council Date	REASON FOR CHANGE	
Revision Date	New Total	Original / New Total	New Comp. Date		
CO#1	\$14,404.00	0	N/A	Revise sewer crossings & cost estimate due to change in structures & flood elevations by USACE. Amount is to be taken from City Manager's Authority. \$136,346.00/\$150,750.00	
8/04/05	\$1,596,925.00	275	10/30/05		
Field Order #1	\$1,290.00	0	N/A	Prepare exhibits and convert files to Arcmap format. \$73,710.00/\$75,000.00	
8/22/05			10/30/05		
Field Order #2	N/A	60	N/A	Time extension due to City/USACE delays.	
10/26/05		335	12/29/05		
Field Order #3	2,800.00	60	N/A	Time extension due to City/USACE delays.	
2/09/06	0	395	2/27/06		
CO#2	\$11,998.00	261	N/A	Additional Title Reports, time extension due to City delay. Amount is to be taken from City Manager's Authority. \$124,348.00/\$150,750.00	
3/20/06	\$1,608,923.00	656	11/15/06		
Field Order #4	\$941.98	0	N/A	Prepare Brownfield Exhibits. \$69,968.02/\$75,000.00	
5/20/06	N/A	656	11/15/06		
Field Order #5	N/A	60	N/A	Time extension due to City/USACE delays.	
11/6/06		716	1/14/07		

CITY OF FLAGSTAFF				PROJECT STATUS FORM	
PROJECT NAME: Rio de Flag Flood Control Utility Relocation			<input checked="" type="checkbox"/> Design <input type="checkbox"/> Construction <input type="checkbox"/> Other		
PROJECT NO. 346800			FILE NO. 03-04011		
ACCT. NO.					
206-08-385-3236-0-4433		100%		\$3,979,952.34	
PROPOSED CONTRACT TOTAL <i>(Includes Original Contract Amount & All Change Orders)</i>				\$3,979,952.34	
COUNCIL APPROVAL:		January 18, 2005		ORIGINAL CONTRACT AMOUNT: \$1,582,521.00	
PROJECT BUDGET		\$2,870,940.00		FY: 12/13	
PROJECT BUDGET				FY:	
NOTICE TO PROCEED:		January 28, 2005		ORIGINAL CONTRACT PERIOD (calendar days): 275	
ORIGINAL/REVISED COMPLETION DATES: October 30, 2006/October 1, 2024			ORIGINAL CONTRACT ALLOWANCE: \$75,000.00		
CONSULTANT: Shephard Wesnitzer, Inc.			LOCATION: Flagstaff, AZ		
CITY PROJECT MANAGER: Jeremy DeGeyter					
Change Orders	C.O. Amount/ Allowance Amt	C.O. Days	Council Date	REASON FOR CHANGE	
Revision Date	New Total	Original / New Total	New Comp. Date		
Field Order #6	N/A	60	N/A	Time extension due to City/USACE delays.	
1/08/07		776	3/15/07		
CO#3	\$12,015	730	N/A	Additional design to determine estimate of right of way needed and utility relocations cost for the Corps Limited Re-evaluation Report. Amount is to be taken from City Manager's Authority. \$112,333.00/\$150,750.00	
2/1/07	\$1,620,938	1506	3/14/09		
Field Order #7	N/A	60	N/A	Time delays due to City and USACE.	
3/09/09		1566	5/13/09		
CO#4	\$1,038,036.34	270	5/05/09	Deliver Phase II of the project per the attached scope and fee.	
4/16/09	\$2,658,974.34	1836	2/07/10		
Field Order #8	\$3,600.00	0	N/A	Provide additional sewer flow measurement.	
9/14/09	2,662,574.34	1836	2/07/10		
CO#5	\$24,343.00	38	N/A	Accelerate design of lower 850 l.f. of utility plans to meet shovel ready designation. Amount is to be taken from City Manager's Authority. \$87,990.00/\$150,750.00	
10/15/09	\$2,683,317.34	1874	3/17/10		

CITY OF FLAGSTAFF			PROJECT STATUS FORM	
PROJECT NAME: Rio de Flag Flood Control Utility Relocation		<input checked="" type="checkbox"/> Design <input type="checkbox"/> Construction <input type="checkbox"/> Other		
PROJECT NO. 346800		FILE NO. 03-04011		
ACCT. NO.				
206-08-385-3236-0-4433		100%		\$3,979,952.34
PROPOSED CONTRACT TOTAL <i>(Includes Original Contract Amount & All Change Orders)</i>				\$3,979,952.34
COUNCIL APPROVAL: January 18, 2005		ORIGINAL CONTRACT AMOUNT: \$1,582,521.00		
PROJECT BUDGET \$2,870,940.00		FY: 12/13		
PROJECT BUDGET		FY:		
NOTICE TO PROCEED: January 28, 2005		ORIGINAL CONTRACT PERIOD (calendar days): 275		
ORIGINAL/REVISED COMPLETION DATES: October 30, 2006/October 1, 2024		ORIGINAL CONTRACT ALLOWANCE: \$75,000.00		
CONSULTANT: Shephard Wesnitzer, Inc.		LOCATION: Flagstaff, AZ		
CITY PROJECT MANAGER: Jeremy DeGeyter				
Change Orders	C.O. Amount/ Allowance Amt	C.O. Days	Council Date	REASON FOR CHANGE
Revision Date	New Total	Original / New Total	New Comp. Date	
Change Order #6	\$0	180	N/A	Time extension due to City/USACE delays as a result of the January 2010 VE study.
3/4/10	\$2,683,317.34	2054	9/13/10	
Change Order #7	\$0	365	N/A	Time extension due to City/USACE delays as a result of the 2010 VE study and revisions to the 90% plans.
9/9/10	\$2,683,317.34	2419	9/13/11	
Change Order #8	\$0	365	N/A	Time extension due to City/USACE delays as a result of the 2010 VE study and revisions to the 90% plans.
9/8/11	\$2,683,317.34	2784	9/13/12	
Change Order #9	\$0	365	N/A	Time extension due to City/USACE delays as a result of the 2010 VE study and revisions to the 90% plans.
9/13/12	\$2,683,317.34	3149	9/13/13	
Change Order #10	\$0	972	N/A	Time extension due to City/USACE delays.
5/21/15	\$2,683,317.34	4,121	5/12/2016	
Change Order #11	\$0	491	N/A	Time extension due to City/USACE delays.
9/15/16	\$2,683,317.34	4,612	9/15/2017	

CITY OF FLAGSTAFF			PROJECT STATUS FORM	
PROJECT NAME: Rio de Flag Flood Control Utility Relocation		<input checked="" type="checkbox"/> Design <input type="checkbox"/> Construction <input type="checkbox"/> Other		
PROJECT NO. 346800		FILE NO. 03-04011		
ACCT. NO.				
206-08-385-3236-0-4433		100%		\$3,979,952.34
PROPOSED CONTRACT TOTAL <i>(Includes Original Contract Amount & All Change Orders)</i>				\$3,979,952.34
COUNCIL APPROVAL: January 18, 2005		ORIGINAL CONTRACT AMOUNT: \$1,582,521.00		
PROJECT BUDGET \$2,870,940.00		FY: 19		
PROJECT BUDGET		FY:		
NOTICE TO PROCEED: January 28, 2005		ORIGINAL CONTRACT PERIOD (calendar days): 275		
ORIGINAL/REVISED COMPLETION DATES: October 30, 2006/October 1, 2024		ORIGINAL CONTRACT ALLOWANCE: \$75,000.00		
CONSULTANT: Shephard Wesnitzer, Inc.		LOCATION: Flagstaff, AZ		
CITY PROJECT MANAGER: Jeremy DeGeyter				
Change Orders	C.O. Amount/ Allowance Amt	C.O. Days	Council Date	REASON FOR CHANGE
Revision Date	New Total	Original / New Total	New Comp. Date	
Change Order #12	\$0	958	N/A	Time extension to bring current the existing contract and meet the new USACE final design completion date of 04/30/2020
3/7/19	\$2,683,317.34	5,845	4/30/20	
Change Order #13	\$483,100.00	365	3/17/2020	Additional work to bring outstanding tasks to comply with the USACE final design and meet the project schedule for construction delivery, Spring 2021
2/13/2020	\$3,166,417.34	6,210	4/30/21	
Change Order #14	\$374,135.00	180	11/17/2020	Added tasks are supplemental to the design as outlined and requested by the USACE; supplemental survey services, additional side drain analysis, final design and coordination to produce 100% Construction Plans
11/05/2020	\$3,540,552.34	6390	10/27/21	
Change Order #15	\$97,500.00	235	7/06/2021	Added tasks to ensure the real estate certification has sufficient rights. The added tasks will include revised legal descriptions, schedule B maps, segment maps.
6/17/2021	\$3,638,052.34	6625	6/19/22	
Change Order #16	\$151,200.00	470	11/15/2022	Added tasks related to relocation of utilities within BNSF right of way, real estate acquisitions, design of replacement of pedestrian bridge at City Hall, and phased construction plans to meet USACE requirements.
10/27/2022	\$3,789,252.34	7095	10/1/23	

CITY OF FLAGSTAFF			PROJECT STATUS FORM	
PROJECT NAME: Rio de Flag Flood Control Utility Relocation		<input checked="" type="checkbox"/> Design <input type="checkbox"/> Construction <input type="checkbox"/> Other		
PROJECT NO. 346800		FILE NO. 03-04011		
ACCT. NO.				
206-08-385-3236-0-4433		100%		\$3,979,952.34
PROPOSED CONTRACT TOTAL <i>(Includes Original Contract Amount & All Change Orders)</i>				\$3,979,952.34
COUNCIL APPROVAL: January 18, 2005		ORIGINAL CONTRACT AMOUNT: \$1,582,521.00		
PROJECT BUDGET \$2,870,940.00		FY: 19		
PROJECT BUDGET		FY:		
NOTICE TO PROCEED: January 28, 2005		ORIGINAL CONTRACT PERIOD (calendar days): 275		
ORIGINAL/REVISED COMPLETION DATES: October 30, 2006/October 1, 2024		ORIGINAL CONTRACT ALLOWANCE: \$75,000.00		
CONSULTANT: Shephard Wesnitzer, Inc.		LOCATION: Flagstaff, AZ		
CITY PROJECT MANAGER: Jeremy DeGeyter				
Change Orders	C.O. Amount/ Allowance Amt	C.O. Days	Council Date	REASON FOR CHANGE
Revision Date	New Total	Original / New Total	New Comp. Date	
Change Order #17	\$190,700.00	365	10/1/23	Added tasks related to survey services, legal descriptions for real estate acquisitions, low flow channel revisions, pedestrian access at City Hall, and phasing of construction work at the Five Points Intersection.
3/30/23	\$3,979,952.34	7,460	10/1/24	

COMMENTS: The allocations shown above are inclusive of all Change Orders shown.

Purchase Order Number: 14-000120	Line Number: 1	Amount \$698,015.35
Purchase Order Number: 14-000120	Line Number: 2	Amount \$7,244.66
Purchase Order Number: 14-000120	Line Number: 3	Amount \$483,100.00
Purchase Order Number: 14-000120	Line Number: 4	Amount \$374,135.00
Purchase Order Number: 14-000120	Line Number: 5	Amount \$97,500.00
Purchase Order Number: 14-000120	Line Number: 6	Amount \$151,200.00



Shephard  Wesnitzer, Inc.

Engineering an environment of excellence

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8923

www.swiaz.com

Engineering an environment of excellence.

Ms. Christine Cameron
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001 ("Client")

March 23, 2023
Job # 04473

RE: Rio De Flag
Additional Services Change Order #17

Dear Ms. Cameron:

SWI has been asked to provide additional services for the design and real estate portions of the project. Please provide a change order for the additional services listed below.

1.0 SCOPE OF SERVICES, ADDITIONAL
We propose to provide the following:

Item No.	Description	Fee
1.	Phase 2 Segment Map Revisions: Item #4 of ASWO #14 included preparation of the USACE Segment Maps. This item includes the revision of the right-of-way (ROW) and temporary construction easement (TCE) linework provided by the Army Corps to eliminate areas with insignificant acreage and to follow existing, surveyed parcel boundaries. The Segment Maps for the Upper Reach have been updated to reflect the revised linework. The Army Corps will ultimately approve of the revisions to the easements.	\$2,300
2.	Santa Fe 595 Storm Drain Survey Services: Item #2 of ASWO #13 included final design and construction plans for Santa Fe. This project will be separate from the Rio De Flag project and include storm drain improvements along Santa Fe Avenue and any associated utility relocations and surface reconstruction. This item includes additional survey services as stated below.	\$19,300

Topographic and Boundary Survey:

This item includes topographic survey to include limits of ROW for Santa Fe Avenue from the intersection of Sycamore Street/Summit Avenue to Santa Fe Avenue/Sitgreaves Street. across the City Hall parking lot, and a portion of Grand Canyon Avenue from Walnut Street to Santa Fe Avenue. This item also includes field survey, ROW verification and data processing. SWI will coordinate with utility companies to document existing utilities facilities per the maps and information provided by the franchise utility companies.

Utility Potholing:

This item includes a budget for utility potholing at conflict location identified from maps and information provided by the franchise utility companies.

Legal Descriptions:

This item includes preparing up to five (5) legal exhibits and descriptions for TCEs and/or other easements needed for improvements.

3. City Hall Pedestrian Access:

Item #7 of ASWO #16 included the reconstruction design for the existing pedestrian bridge at City Hall. This item includes a change of design scope to replace the existing City Hall pedestrian bridge with an at-grade sidewalk pedestrian access. The low flow channel will end upstream of Aspen Avenue. The area between the parking lot and City Hall will be utilized as an LID facility.

Structural Engineering Services:

No additional fees are needed. Sirius Structures will prepare the necessary roof details. Field Order #1 documents the change in scope of work.

\$10,300

Electrical Engineering Services:

Electrical construction includes relocating existing PV system and site lighting raceways that run through the existing bridge. The existing PV inverters are to remain in place, not affected by the new work. New city friendly lighting shall be added to the walkway along with any other related electrical power and low voltage raceways.

Basic Services:

- 1. Electrical construction documents including,
 - Up to (1) site observation(s) during design
 - Walkway lighting and photometrics
 - Site power and demolition plans
 - Relocation of PV system feeders
- 2A. Electrical construction administration (CA) / post design (in-house) services including submittal reviews, response to RFIs through construction may be provided as follows,
 - X on a time and materials basis as needed per current engineering rates in force.
 - The amount indicated below for CA services is not to exceed without prior authorization.
 - Additional services beyond NTE amount may be added with client approval.
- 2B. Site visits during construction phase indicated amount below (each visit as needed).

Assumptions:

- Energy calculations are included when required by codes in force.
- Online meetings are included as needed.
- Special systems raceway design is a standard inclusion and includes conduits, wireways, boxes, floor boxes, trays, and similar systems for use by low voltage system installers.

Standard exclusions (unless specifically included in scope of services):

Service or major gear replacement, UPS systems, emergency generators, PV or battery systems, instrumentation / controls, design of AV, access controls, video surveillance, or IT hardware and cabling systems, time-current coordination, arc flash analysis, permitting, meetings with AHJ or utility, cost estimates, LEED design, rebates, engineered fire alarm.

\$15,800

Landscape Services:

The new task includes landscape architecture and irrigation revisions to plans and details for the project segment between Birch Avenue and Route 66 in order to preserve the existing covered walkway in place. Resulting changes will include a stormwater quality feature between Aspen and the north end of the existing covered walkway.

Add to Existing Task 2: Construction Documents:

1. Revision to Landscape Plans
2. Revision to Landscape Details
3. Revision to Irrigation Plans
4. Revision to Irrigation Details
5. Meetings:
 - a. (1) Kick-off meeting
 - b. (1) Coordination meeting
 - c. (1) Client meeting to review changes

\$38,200

Low Flow Channel Engineering Services:

Natural Channel Design, Inc. (NCD) has provided sealed final design documents to SWI as of November 2022. These design documents are part of a much larger set of construction documents tied to both Tetra Tech and SWI project tasks. As final designs in these other tasks are changed, there is a need to modify plans for the surface channel. NCD is continuing to provide coordination and design changes to accommodate the project needs. This statement of work attempts to quantify those efforts.

This statement of work includes the following tasks/deliverables by NCD:

Task 1: Design Coordination & Meetings: NCD will be available to attend multiple design meetings and coordinate one on one with the design team.

Task 2: Engineering Plan Development: NCD is currently working on several design changes and anticipates several others. These are:

- Dale Crossing redesign and sheet regeneration
- Changes to typical details
- Changes to drawing borders and border information
- Changes to Cherry St. crossing
- Oversight, QA/QC

This item also includes revisions to the existing open channel final design. This revision is specifically for the replacement of the channel adjacent to city hall with a LID style swale. The swale will be integrated into FUTS trail alignment changes, city hall access changes and the stormwater conveyance box culvert. Consequent to this change the channel over the box culvert will terminate into the box culvert on the upstream side of Aspen Avenue.

This statement of work includes the following tasks/deliverables by NCD:

Task 1: Design and Coordination Meetings: NCD will attend multiple design meetings as part of the design team. These meetings will be needed to provide timely coordination on utility relocations; rights-of-way and easement needs; verify most current information on crossings designs; flood culvert alignment, elevations and dimension changes; and other project parameters which are needed and relevant to the channel design process. We anticipate multiple meetings with City staff for design review and potential public outreach meetings to present the design and answer questions from stakeholders.

Task 2: Engineering Plan Development: NCD will be responsible for design and plan development of the LID style swale and FUTZ alignment through the reach. This design will be coordinated with City of Flagstaff personnel, SWI engineering and landscape architects (Norris Design) working on the same area.

4. Phase 1 and Phase 2 Traffic Control Plans:

Quail Construction has prepared eleven (11) Phase 1 and five (5) Phase 2 traffic control plans. This item also includes an estimated ten (10) traffic control plans needed for the

\$2,800

Five Points intersection. The City of Flagstaff has approved the submitted plans, excluding the Five Points intersection.

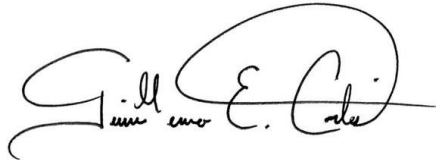
- 5. Five Points Construction Plans:** **\$58,200**
This item includes fees to prepare construction plans for the box culvert, utility relocation and surface reconstruction through the Five Points intersection. Arizona Department of Transportation (ADOT) requires construction plans, specifications, and a traffic control plan for the temporary improvements to be included in the encroachment permit application. It is assumed that the Army Corps will prepare the specifications needed.
- Topographic and Boundary Survey:**
This item includes a fee for aerial topographic survey for the intersection. This item also includes survey control, supplemental ground survey, ROW verification, and data processing.
- Legal Descriptions:**
This item includes preparing up to four (4) legal exhibits and descriptions for TCEs or other easements needed for improvements.
- Traffic Phasing Plan:**
SWI has prepared a one-lane and two-lane option for the two (2) traffic phases for this intersection. This item includes multiple drafting iterations of the conceptual phasing plan to address COF, ADOT, and the Army Corps comments.
- Construction Plans:**
SWI will prepare a separate set of construction plans to include the temporary improvements needed to route traffic at this intersection for the box culvert, utility relocation and surface reconstruction improvements.
- Drainage Report:**
This item includes fees to prepare a drainage report to support the drainage improvements and routing required for the temporary pavement around the intersection. This does not include any additional hydrologic analysis outside of what has already been prepared in the Army Corps drainage report.
- Weekly Meetings:**
This item includes weekly meetings for up to six (6) months with the City of Flagstaff, Army Corps, and Arizona Department of Transportation to discuss traffic phasing concepts and submittal requirements needed for this intersection.
- 6. Traffic Signal Modification:** **\$16,700**
Lee Engineering will update the traffic signal facility design and prepare signal plans to reflect the changes due to the Five Points intersection construction plan. The previous plans are salvaging existing equipment, but the construction will now require removal and relocation of the entire traffic signal. This item includes conducting a site visit and developing an Engineer's cost estimate and special provisions.
- 7. Fiber Optic Plan Revision:** **\$5,100**
Item #8 of ASWO #14 included fees to prepare fiber optic plans for Phase 1 and Phase 2. Item #4 of ASWO #16 included fees to prepare the legal descriptions and exhibits for the fiber optic easements. This item includes revising the fiber optic plan per requests for City of Flagstaff IT. This item also includes mapping existing facilities on Phoenix and Mikes Pike per as-builts and show proposed fiber optic line connections that will occur prior to the RDF project. SWI will coordinate with the Army Corps to determine if fiber conduit crossings with box culvert are acceptable.

- 8. Sewer Siphon Plan Revisions:** **\$3,800**
 Item #6 of ASWO #13 includes fees for final design and plans for the sanitary sewer siphon. This item includes additional fees for revisions to the design and plans. Waterworks provided updated construction plans and calculations for shifting the sewer siphon due to coordinating with the VP gas station signage and Country Inn & Suites Hotel property owners.
- 9. Meetings & Coordination:** **\$18,200**
 Item #15 of ASWO #14 included weekly coordination meetings. This item includes the following meetings for an additional six months with two SWI staff:
- Weekly meetings with the City of Flagstaff
 - Bi-weekly meetings with the City of Flagstaff, Corps, and Tetra Tech
 - Monthly coordination meetings to coordinate the Lone Tree Overpass and RDF projects.
 - Monthly coordination meetings with BNSF to coordinate all City projects along the BNSF corridor.

ASWO#17 DESIGN TOTAL: \$190,700.00

Your signature below will serve as your acceptance of this Work Order, pursuant to the terms and conditions of the original contract. Feel free to call if you have any questions or concerns.

Sincerely,



Guillermo E. Cortes, P.E.
 Vice President

Accepted: _____ Date: _____

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Bryce Doty, Real Estate Manager
Date: 04/12/2023
Meeting Date: 04/18/2023



TITLE:

Consideration and Adoption of Ordinance No. 2023-07: An ordinance of the Flagstaff City Council authorizing the acquisition of real property for the Cinder Lake Landfill Road Improvement Project; providing for delegation of authority, repeal of conflicting ordinances, severability, authority for clerical corrections, and establishing an effective date

STAFF RECOMMENDED ACTION:

- 1) Read Ordinance No. 2023-07 by title only for the final time
- 2) City Clerk reads Ordinance No. 2023-07 by title only (if approved above)
- 3) Adopt Ordinance No. 2023-07

Executive Summary:

Landfill Road (Road), also known as Forest Road 6010, is under the jurisdiction of the Coconino National Forest, Flagstaff Ranger District (Forest Service) and has been the primary access route to Cinder Lake Landfill (Landfill) since 1965 under a Special Use Permit issued by the Forest Service. Structural evaluations of the Road concluded that the existing pavement is failing and in irreparable condition. The City began design work on roadway improvements in 2016 and delivered these efforts to the Forest Service in 2017. In October of 2022, the Forest Service concluded the Environmental Assessment (EA) for the project and delivered a decision and finding of no significant impact (FONSI).

The Landfill anticipates construction to begin in summer 2023. The Road improvements will primarily occur within a new, 60' wide right of way easement granted from the Forest Service to the City; however, in order to smooth out curves 1 and 3 of the Road, approximately 16,627 square feet from the adjacent properties within Johnson's Ranch Subdivision will need to be acquired as right of way. This ordinance authorizes all necessary private property acquisitions required for the Cinder Lake Landfill Road Improvement Project.

Financial Impact:

The Cinder Lake Landfill Road Improvement Project is an approved budget item in Fiscal Year (FY) 2023 through 2024. Acquisitions for the project will be charged to Solid Waste Fund in account 211-06-167-0631-0-4433 (Improvements to Land).

Based off the appraised value, \$100,000 has been allocated for property acquisitions.

Policy Impact:

None

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

Safe & Healthy Community

- Provide public safety services with resources, staff & training responsive to the community's needs

Sustainable, Innovative Infrastructure

- Deliver outstanding services to residents through a healthy, well maintained infrastructure system

Environmental Stewardship

- Promote, protect & enhance a healthy, sustainable environment & its natural resource
- Strengthen Flagstaff's resilience to climate change impacts on built, natural, economic, health, & social systems

Carbon Neutrality Plan

Community Resilience

- CR-1 Ensure all mitigation actions improve Flagstaff's ability to adapt to the future

Regional Plan

E&C.7. Give special consideration to environmentally sensitive lands in the development design and review process.

PF.2. Provide sustainable and equitable public facilities, services, and infrastructure systems in an efficient and effective manner to serve all population areas and demographics.

T.4. Promote transportation infrastructure and services that enhance the quality of life of the communities within the region.

T.8 Establish a functional, safe, and aesthetic hierarchy of roads and streets.

Has There Been Previous Council Decision on This:

On September 6, 2016 City Council approved a contract with Plateau Engineering, Inc. to proceed with the Design Concept Report for Landfill Road (Item 10.C). The Design Concept Report provided the structural evaluation(s), design considerations, and cost estimates.

On November 17, 2020, City Council approved a contract with EnviroSystems Management, Inc. to provide professional consulting services to prepare the Forest Service environmental assessment.

Background/History:

The Landfill has been utilizing the Road since 1965 under a Special Use Permit issued by the Forest Service. Records indicate that an overlay was constructed in 1987. In 2016 staff contracted Plateau Engineering Inc. to prepare a Design Concept Report. The engineering team concluded that considerable warping existed throughout the road. In addition, the top coat has experienced irreparable damage and is leading to increased potholes. From a design perspective, the curve superelevations are excessive and need to be both decreased and realigned. The re-alignment and rebuild also warrants considering the installation of future utilities (three-phase electric and telecommunications).

In 2017 the Landfill submitted the Design Concept Report to the Forest Service. This prompted the Forest Service to propose a Master Cost Recovery Agreement between the City and the Forest Service. The Master Cost Recovery Agreement was approved by City Council and the Forest Service in December 2019. Subsequently, Landfill staff was cleared to proceed with the EA. The EA, Notice of Decision, and FONSI were delivered in 2022. The Cinder Lake Landfill Road Improvement Project (to be constructed in summer 2023) involves the following improvements:

1. Removal and replacement of approximately two (2) miles of 25-foot-wide asphalt concrete surface/subsurface grade and shoulders
2. Decrease the grade of the road as it approaches US 89
3. Improve curve radii
4. Install a 2% crown where applicable
5. Reduce superelevations
6. Improve drainage ditches
7. Install properly sized and additional culverts and trenches along the road to accommodate drainage.
8. Accommodations for future underground utilities

In order to improve the curve radii and reduce superelevations within curves 1 and 3 (see map) of the project, private property acquisitions on the Northwest side of the road are necessary. City staff have been in communication with the affected property owners. The acquisition and compensation to the landowners will be done in accordance with the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970.

Community Benefits and Considerations:

The acquisition of private property within the project boundary will ensure that the Landfill can provide the safe and reliable access to the facility. Consequently, the citizens of Coconino County and the City of Flagstaff will be able to continue to expect safe and affordable options for solid waste disposal and recycling.

Community Involvement:

The EA evaluated 3 alternatives. Alternative 1 would consist of no action (not preferred). Alternative 2 (preferred) would include all design features, but stipulates below-ground utility lines within the zones with High Scenic Integrity Objectives. All other utility locations may be above-ground unless the Landfill choose to exercise Alternative 3, which would consider placing utilities underground throughout the entire corridor (typically at least two-times the cost of overhead).

Public involvement about the need for private property acquisitions for the Road occurred through the Forest Service EA:

A mailing list was compiled from the Forest Service database of federal, tribal, state, and local agencies, and augmented with individuals and organizations interested or determined to be potentially impacted by the proposed project. Scoping documents that included a discussion of the proposed project and a map showing the project location were sent on July 7 and July 28, 2021, to 54 individuals, organizations, agencies, and tribes on the mailing list. An announcement was also posted on the Forest Service Schedule of Proposed Actions (SOPA).

A total of five (5) public scoping responses were received. Three (3) of the comments were from landowners with concerns that the Road widening would impact their private properties in Johnson Ranch. One comment was from the Arizona Department of Transportation (ADOT) saying that an encroachment permit is needed if any construction activities would occur within an ADOT managed right-of-way. Lastly, a letter from Coconino County expressed support for the project and highlighted the need for the proposed Road improvements. On March 27, 2022, the Forest Service published the Cinder Lake Landfill Road Improvements Preliminary Environmental Assessment and published a legal notice for a 30-day comment period. Letters and e-mails with a brief description of the project and link to the EA and the project webpage were sent to fifteen individuals and organizations via e-mail. The City of Flagstaff sent notification to all of the Johnson Ranch landowners via postal mail. This project was also listed on the Forest Schedule of Proposed Actions and a solicitation for public input was posted on Facebook and Twitter on the evening of March 28th through Coconino National Forest official social media accounts. The Forest Service received a total of 3 submissions as letters and emails as a result of the 30-day comment period. One comment letter identified the use of an informal parking area along the

ORDINANCE NO. 2023-07

AN ORDINANCE OF THE FLAGSTAFF CITY COUNCIL AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR THE CINDER LAKE LANDFILL ROAD IMPROVEMENTS PROJECT; PROVIDING FOR DELEGATION OF AUTHORITY, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, pursuant to Article VII, Section 5 of the Flagstaff City Charter the City shall acquire real property by ordinance; and

WHEREAS, pursuant to Article I, Section of the Flagstaff City Charter the City may acquire real property, easements, and other real property interests by purchase, gift, devise, exchange, or condemnation; and

WHEREAS, the City desires to acquire certain real property necessary for the Cinder Lake Landfill Road Project.

ENACTMENTS:

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General

The City of Flagstaff shall acquire real property for the Cinder Lake Landfill Road Project as described in the chart attached hereto as Exhibit 1 ("Properties"). A map showing an overview of the Project is attached hereto as Exhibit 2. Legal descriptions for the properties to be acquired, including maps, is attached hereto as Exhibit 3.

SECTION 2. Delegation of Authority

The Mayor, City Manager, City Attorney, City Engineer, City Clerk, Finance Director, Community Development Director, Real Estate Manager, or their delegates or agents, are hereby authorized and directed to take all steps and execute all documents necessary to carry out the purpose and intent of this ordinance, and to acquire such Properties through purchase, exchange, gift, donation, dedication, or condemnation for a public use.

SECTION 3. Repeal of Conflicting Ordinances

Any ordinances and parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed.

SECTION 4. Severability

That if any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the City Code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 4. Clerical Corrections

The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the Flagstaff City Code.

SECTION 5. Effective Date

This ordinance shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 18th day of April, 2023.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibits:
Exhibit 1 Chart of Properties
Exhibit 2 Project Overview Map
Exhibit 3 Legal Descriptions

EXHIBIT 1
CHART OF PROPERTIES TO BE ACQUIRED

FLAGSTAFF Parcel No.	Assesor's Parcel Number and/or Legal Description	Owner	Site Address / Owner Address	Approx. Square Footage	Property Interest Being Acquired
LF-01	301-31-033	Landon H Bradford and Brooke N Bradford, Husband and Wife, as Community Property with Right of Survivorship	10418 Lundin Road Flagstaff, AZ 86004	7,584	Right of Way
LF-02	301-31-039	Johnson Ranch Homeowners Association, Inc.	6315 E LANDFILL RD FLAGSTAFF, AZ 86004	2,297	Right of Way
LF-03	301-31-034	Aaron and Jessica Suzuki	10450 LUNDIN RD FLAGSTAFF, AZ 86004	1,489	Right of Way
LF-04	301-31-044	D & G DEVELOPMENT LLC	6440 JOHNSON RANCH RD FLAGSTAFF, AZ 86004	253	Right of Way
LF-05	301-31-084	D & G DEVELOPMENT LLC	Reserve Area of Johnson Ranches Phase 2	3,049	Right of Way
LF-06	301-31-045	Fred and Nancy Donahue Trust Dtd. 03-11-16	6456 JOHNSON RANCH RD FLAGSTAFF, AZ 86004	1,955	Right of Way
LF-07		U.S. DEPARTMENT OF AGRICULTURE FOREST SERVICE	1824 S Thompson St, Flagstaff, AZ 86001	21.41 Ac	Road Easement

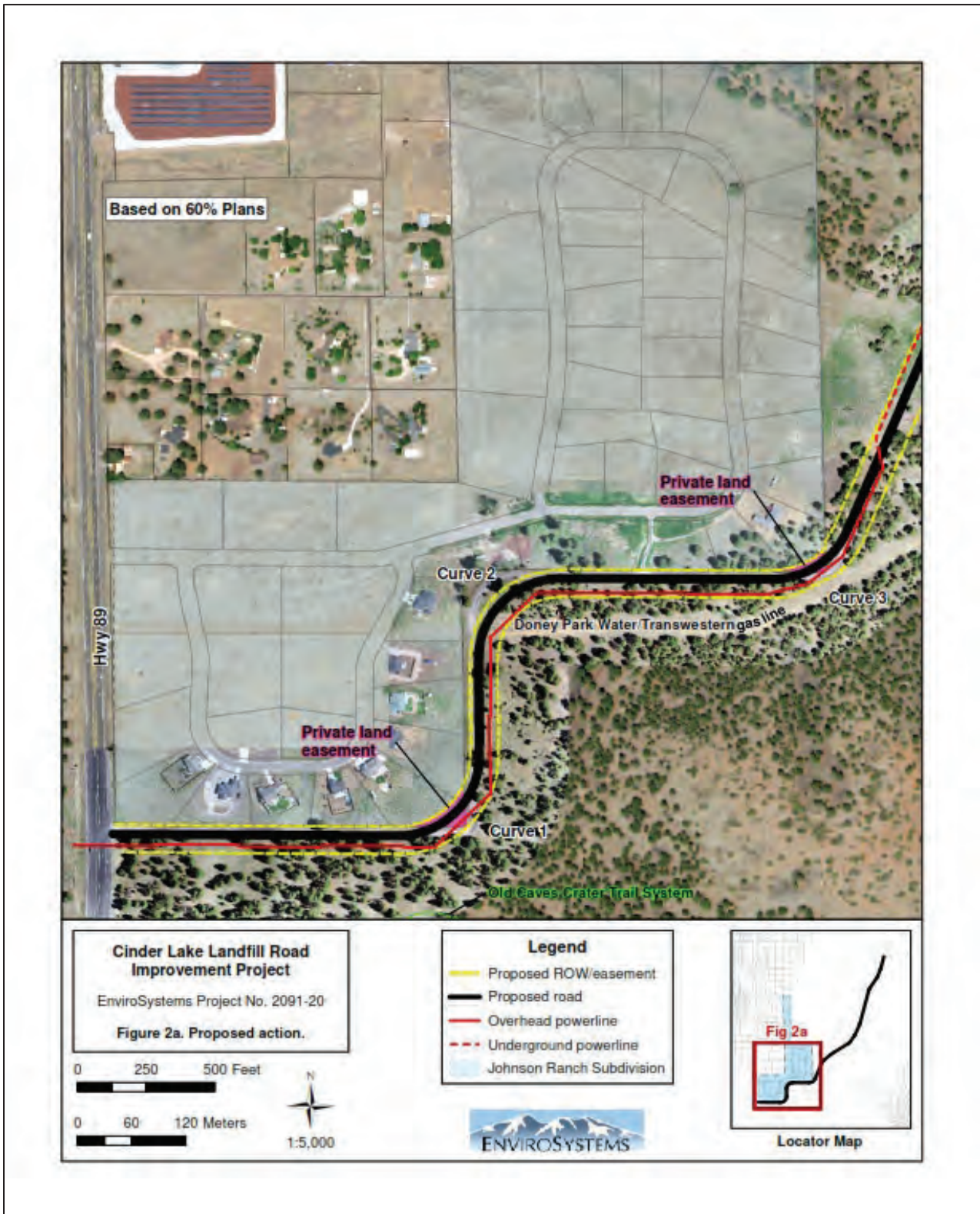


Figure 1. Map showing the first three curves and private land easements of the proposed action.

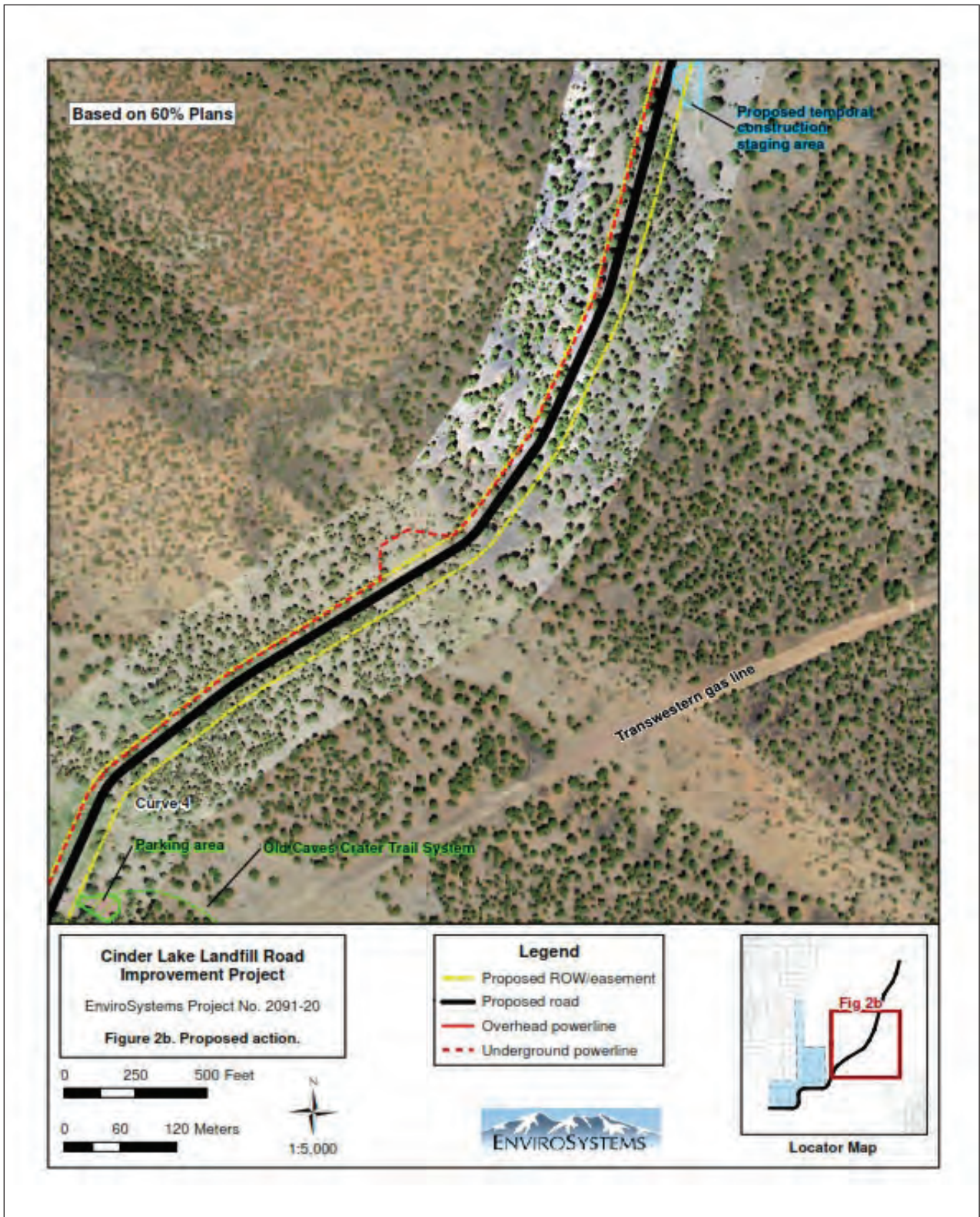


Figure 2. Map showing Curve 4 and the middle portion of Landfill Road.

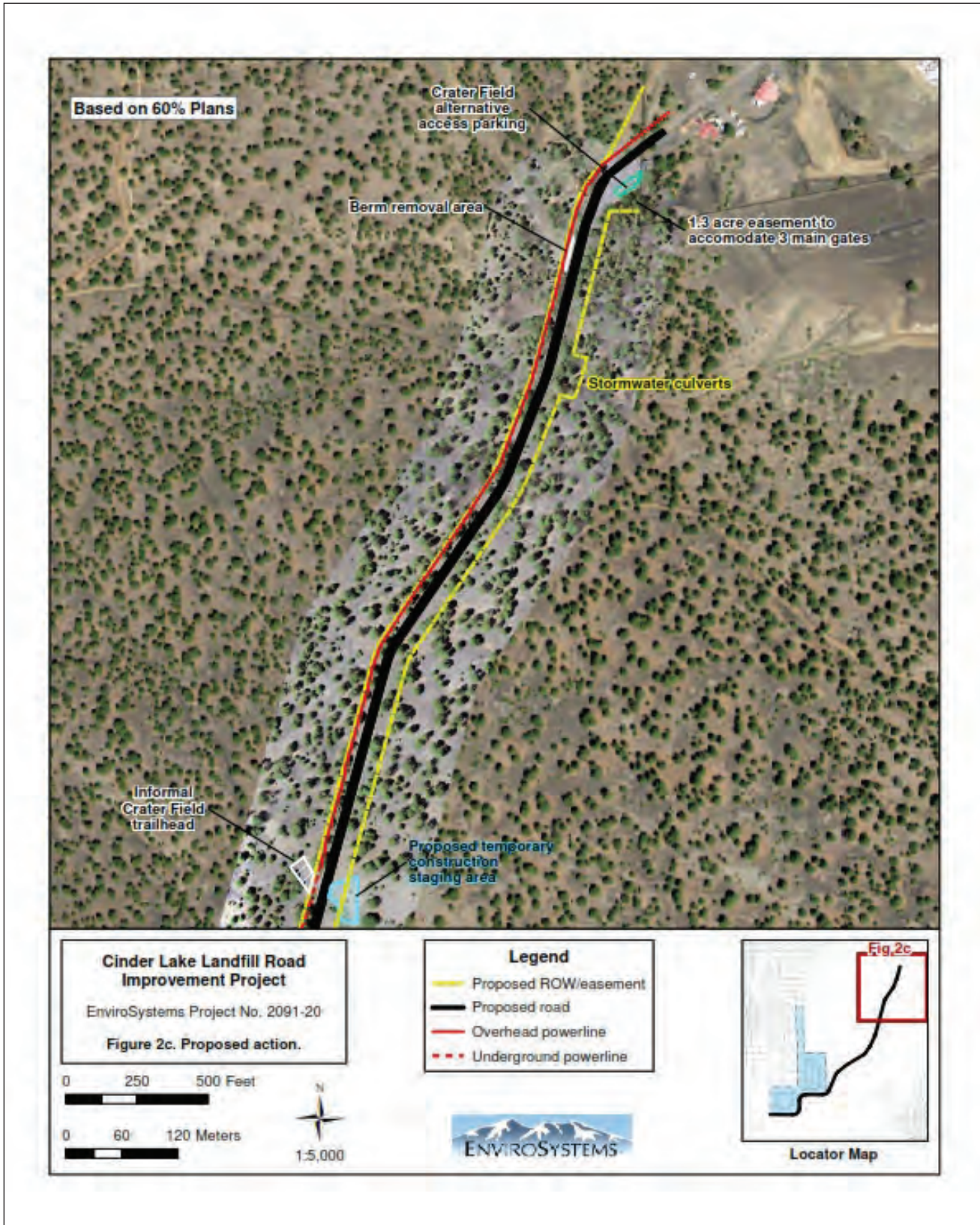


Figure 3. Map showing the proposed staging area, berm modification section, and entrance to the Landfill.

EXHIBIT 'A'
LEGAL DESCRIPTION
APN: 301-31-033

A portion of Lot 16 as shown on the Final Plat for Johnson Ranch, Phase 1 according to Instrument Number 3775137, Official Records of Coconino County (herein referred to as R1), located in the southwest quarter of Section 15, Township 22 North, Range 8 East of the Gila Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at a found BLM brass cap on the south line of said Section 15, and the southeast corner of Tract 'E' as shown on R1, from which a found BLM brass cap on said south line bears North 89°50'04" West, 399.34 feet (Basis of Bearing, South 89°57'40" West, 399.38 feet per R1);

Thence along said south line, North 89°50'04" West, 102.96 feet to the southeast corner of said Lot 16, and the **TRUE POINT OF BEGINNING**;

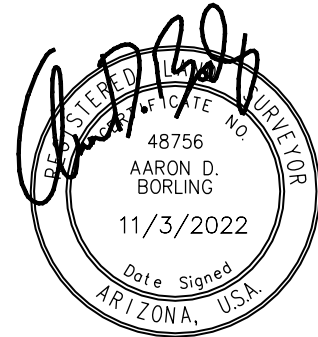
Thence continuing along said south line, North 89°50'04" West, 98.08 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 265.00 feet and being subtended by a chord which bears North 56°43'00" East, 193.66 feet;

Thence leaving said south line, and northeasterly along said curve, 198.25 feet through a central angle of 42° 51'52" to a point on the northeasterly line of said Lot 16;

Thence along said northeasterly line, South 58°12'25" East, 41.45 feet to a point on the southeasterly line of said Lot 16 and the beginning of a non-tangent curve concave to the northwest having a radius of 100.00 feet and being subtended by a chord which bears South 49°27'24" West, 130.34 feet;

Thence along said southeasterly line, and southwesterly along said curve, 141.96 feet through a central angle of 81°20'15" to the **TRUE POINT OF BEGINNING**;

Containing 7,584 square feet, or 0.17 Acres, more or less.



City File No. _____

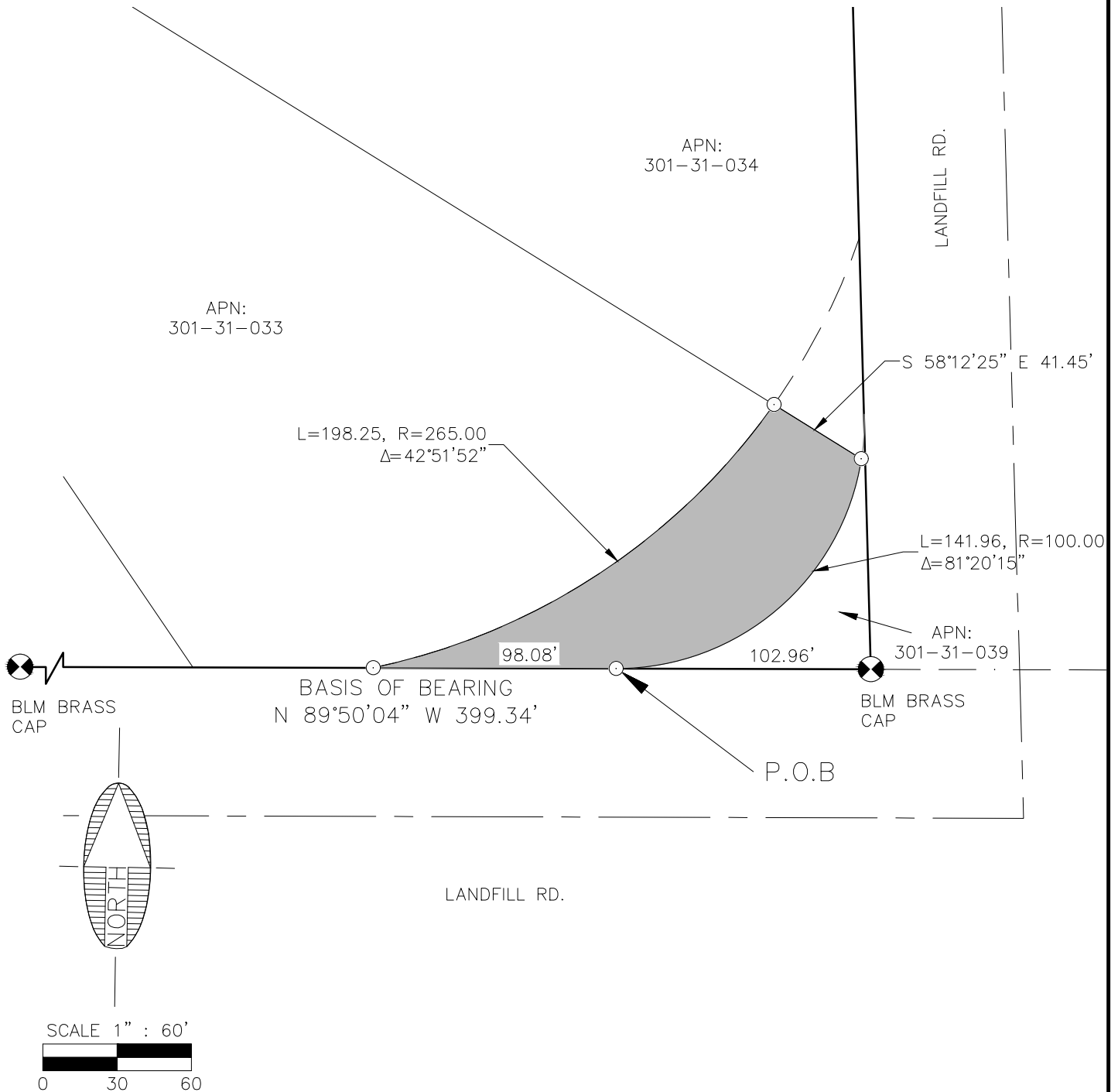
Descriptive Title _____

PLOTTED: Nov 04, 2022-1:41pm

FILE: P:\2020\20009\SURVEY\LEGAL DESCRIPTIONS\EXHIBITS\301-31-033 ROW.DWG ABORLING

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 8 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	20009
DATE	NOV 22
SCALE	1" = 60'
DRAWN	RPR
DESIGN	
CHECKED	ADB

APN: 310-31-033

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

LF-02

EXHIBIT A

TRACT E, JOHNSON RANCH PHASE 1, as shown on the plat thereof, recorded in Instrument No. 3775137, records of Coconino County, Arizona.

EXHIBIT 'A'
LEGAL DESCRIPTION
APN: 301-31-034

A portion of Lot 17 as shown on the Final Plat for Johnson Ranch, Phase 1 according to Instrument Number 3775137, Official Records of Coconino County (herein referred to as R1), located in the southwest quarter of Section 15, Township 22 North, Range 8 East of the Gila Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at a found BLM brass cap on the south line of said Section 15, and the southeast corner of Tract 'E' as shown on R1, from which a found BLM brass cap on the west 1/16th line of said Section 15 bears North 1°32'40" West, 941.02 feet (Basis of Bearing, North 1°43'09" West, 940.84 feet per R1);

Thence along the east line of said Tract 'E', North 1°32'40" West, 102.98 feet to a point on the east line of said Lot 17, and the **TRUE POINT OF BEGINNING**;

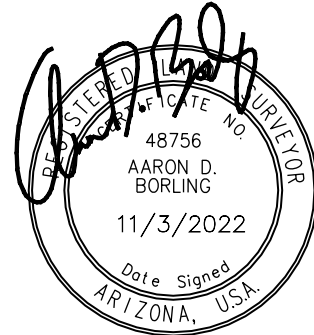
Thence along said east line, North 1°32'40" West, 71.34 feet to the beginning of a non-tangent curve concave to the northwest, having a radius of 265.00 feet and being subtended by a chord which bears South 27°04'27" West, 75.69 feet;

Thence leaving said east line, and southwesterly along said curve, 75.95 feet through a central angle of 16° 25'14" to a point on the southwesterly line of said Lot 17;

Thence along said southwesterly line, South 58°12'25" East, 41.45 feet to a point on the easterly line of said Lot 17 and the beginning of a non-tangent curve concave to the northwest having a radius of 100.00 feet and being subtended by a chord which bears North 3°38'10" East, 17.96 feet;

Thence along said easterly line, and northeasterly along said curve, 17.98 feet through a central angle of 10°18'13" to the **TRUE POINT OF BEGINNING**;

Containing 1,489 square feet, or 0.034 Acres, more or less.



City File No. _____

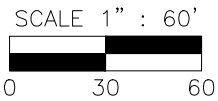
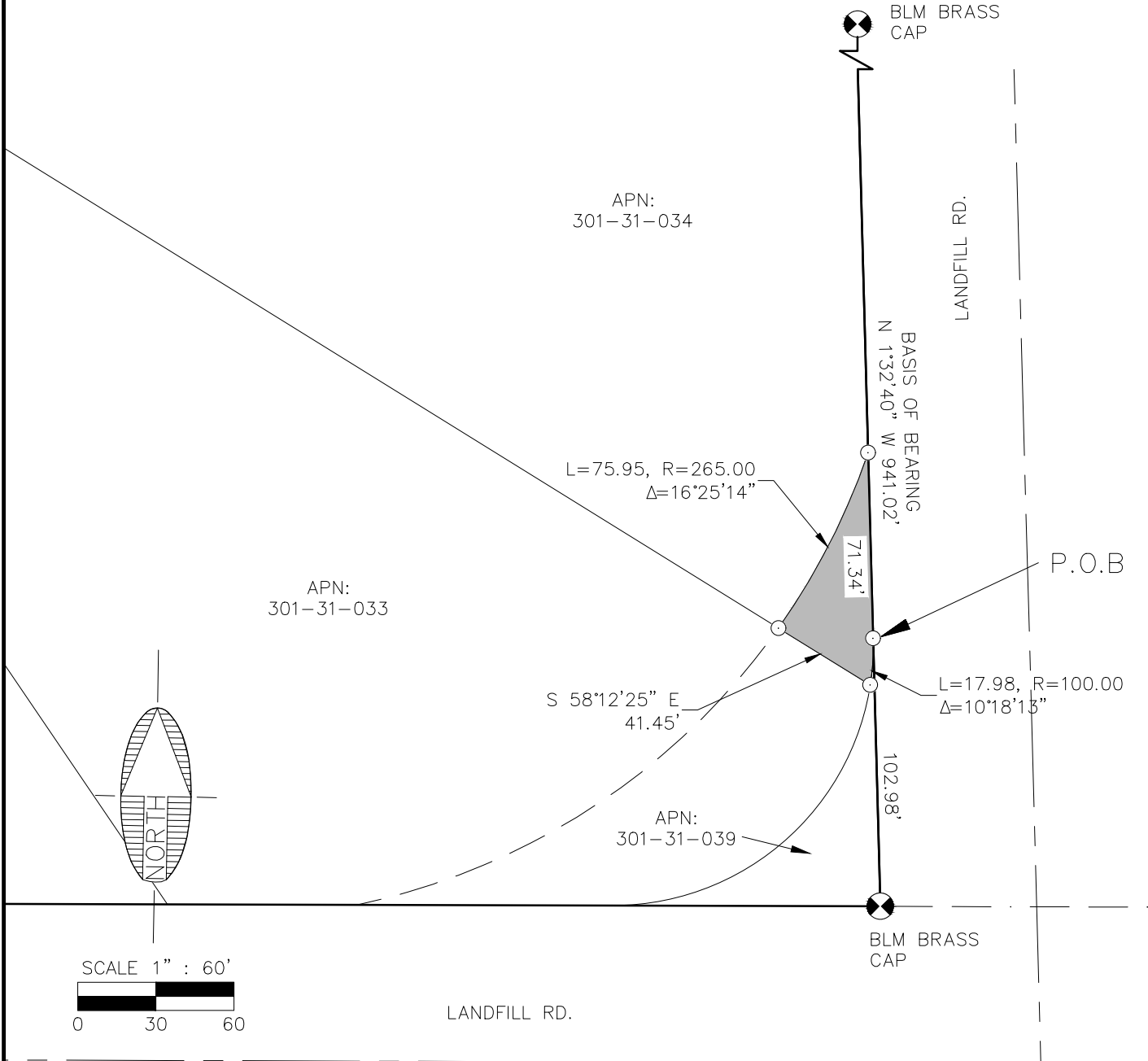
Descriptive Title _____

PLOTTED: Nov 04, 2022-1:45pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 8 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

FILE: P:\2020\2009\SURVEY\LEGAL DESCRIPTIONS\EXHIBITS\301-31-034 ROW.DWG ABORLING



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax

JOB NO.	20009
DATE	NOV 22
SCALE	1" = 60'
DRAWN	RPR
DESIGN	
CHECKED	ADB

APN: 310-31-034

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

EXHIBIT 'A'
LEGAL DESCRIPTION
APN: 301-31-044

A portion of Lot 25 as shown on the Final Plat for Johnson Ranch, Phase 2 according to Instrument Number 3867730, Official Records of Coconino County (herein referred to as R1), located in the southwest quarter of Section 15, Township 22 North, Range 8 East of the Gila Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at a found BLM brass cap at the southeast corner of the 'Reserve Area' parcel as shown on R1, from which a found BLM brass cap on the south line of Lot 21 as shown on R1 bears North 89°45'38" West, 1291.70 feet (Basis of Bearing, North 89°56'07" West, 1291.61 feet per R1);

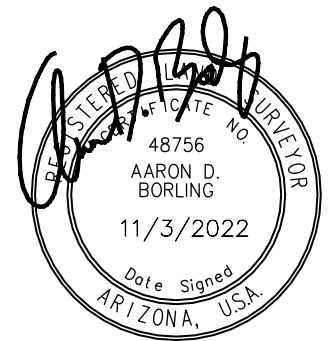
Thence along the south line of said 'Reserve Area' parcel, North 89°45'38" West, 120.24 feet to the southeast corner of said Lot 25 and the **TRUE POINT OF BEGINNING**;

Thence along the south line of said Lot 25, North 89°45'38" West, 79.16 feet to the beginning of a non-tangent curve concave to the northwest, having a radius of 280.00 feet and being subtended by a chord which bears North 82°54'04" East, 71.56 feet;

Thence leaving said south line, and northeasterly along said curve, 71.80 feet through a central angle of 14°41'30" to a point on the northeasterly line of said Lot 25;

Thence along said northeasterly line, South 41°25'57" East, 12.26 feet to the **TRUE POINT OF BEGINNING**;

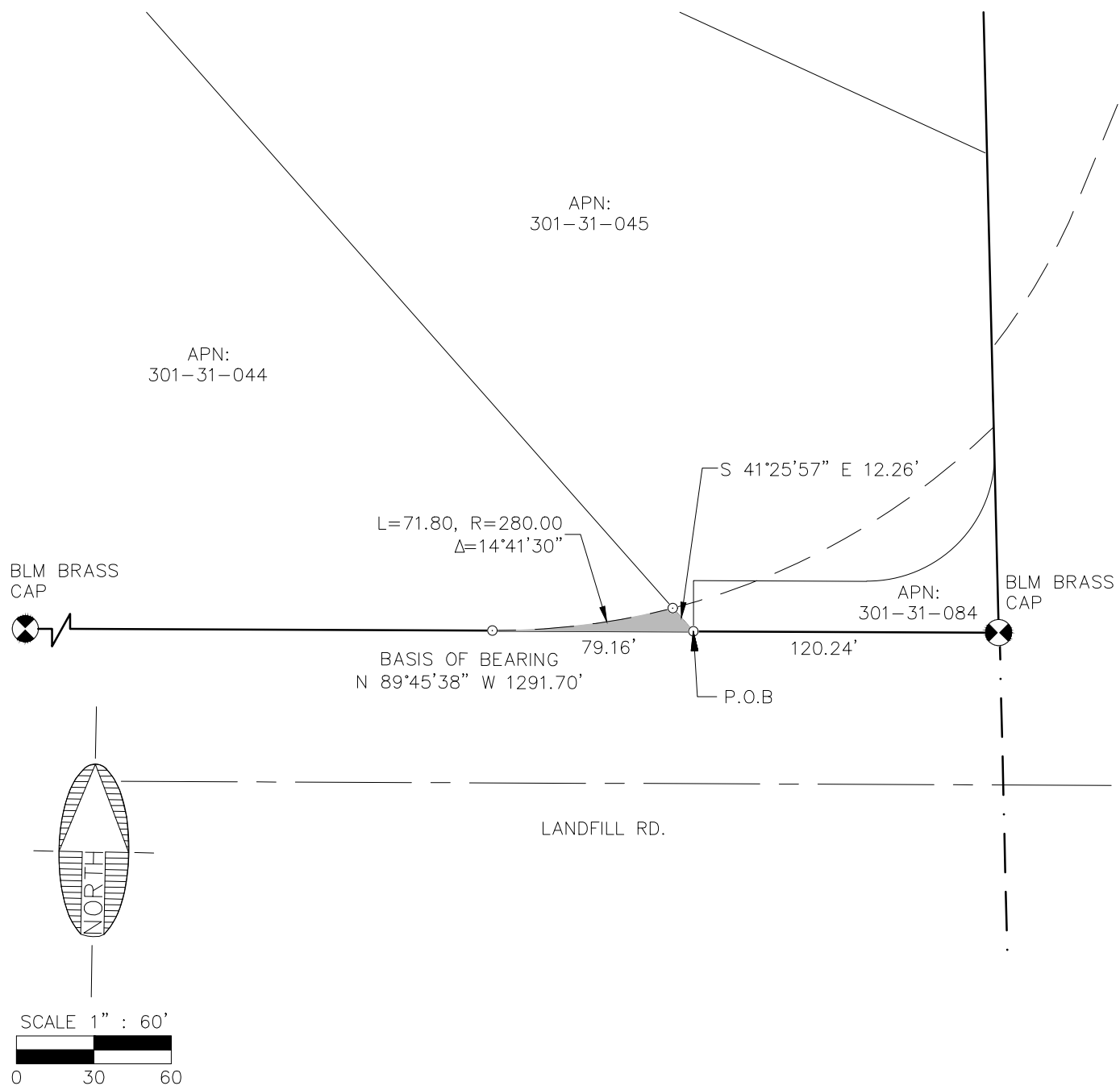
Containing 253 square feet, or 0.006 Acres, more or less.



PLOTTED: Nov 04, 2022-2:27pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 8 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____

FILE: P:\2020\20009\SURVEY\LEGAL DESCRIPTIONS\EXHIBITS\301-31-044 ROW.DWG ABORLING



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	20009
DATE	NOV 22
SCALE	1" = 60'
DRAWN	RPR
DESIGN	
CHECKED	ADB

APN: 310-31-044

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

LF-05

EXHIBIT A

Reserve Area, South of Lot 26, JOHNSON RANCH PHASE 2, as shown on the plat thereof, recorded in Instrument No. 3867730, records of Coconino County, Arizona.

EXHIBIT 'A'
LEGAL DESCRIPTION
APN: 301-31-045

A portion of Lot 26 as shown on the Final Plat for Johnson Ranch, Phase 2 according to Instrument Number 3867730, Official Records of Coconino County (herein referred to as R1), located in the southwest quarter of Section 15, Township 22 North, Range 8 East of the Gila Salt River Meridian, Coconino County, Arizona, described as follows:

Parcel 1:

Commencing at a found BLM brass cap at the southeast corner of the 'Reserve Area' parcel as shown on R1, from which a found BLM brass cap on the south line of Lot 21 as shown on R1 bears North 89°45'38" West, 1291.70 feet (Basis of Bearing, North 89°56'07" West, 1291.61 feet per R1);

Thence along the south line of said 'Reserve Area' parcel, North 89°45'38" West, 120.24 feet to the southwest corner of said Lot 26 and the **TRUE POINT OF BEGINNING;**

Thence along the southwesterly line of said Lot 26, North 41°25'57" West, 12.26 feet to the beginning of a non-tangent curve concave to the northwest, having a radius of 280.00 feet and being subtended by a chord which bears North 74°40'57" East, 8.46 feet;

Thence leaving said southwesterly line, and northeasterly along said curve, 8.46 feet through a central angle of 1°43'51" to a point on the west line of said 'Reserve Area' parcel, herein after referred to as Point 'A';

Thence along said west line, South 0°14'22" West, 11.42 feet to the **TRUE POINT OF BEGINNING;**

Containing 46 square feet, more or less.

Parcel 2:

Commencing from the aforementioned Point 'A';

Thence along the west line of said 'Reserve Area' parcel, North 0°14'22" East, 8.58 feet to the northwest corner of said parcel;

Thence along the north line of said parcel, South 89°45'38" East, 24.76 feet to the beginning of a non-tangent curve concave to the northwest, having a radius of 280.00 feet and being subtended by a chord which bears North 56°58'43" East, 111.40 feet;

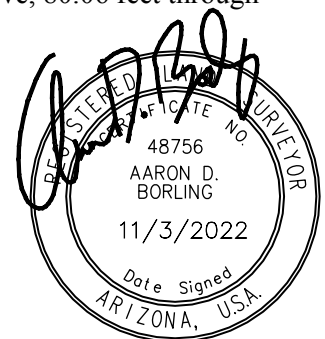
Thence northeasterly along said curve, 112.15 feet through a central angle of 22°56'55" to a point on the east line of said Lot 26;

Thence along said east line, South 1°24'03" East, 9.67 feet to the beginning of a tangent curve concave to the northwest, having a radius of 50.00 feet;

Thence along the southeasterly line of said Lot 26, and southwesterly along said curve, 80.06 feet through a central angle of 91°44'35";

Thence along the southerly line of said Lot 26, North 89°45'38" West, 43.36 feet to the **TRUE POINT OF BEGINNING;**

Containing 1,909 square feet, or 0.044 acres, more or less.

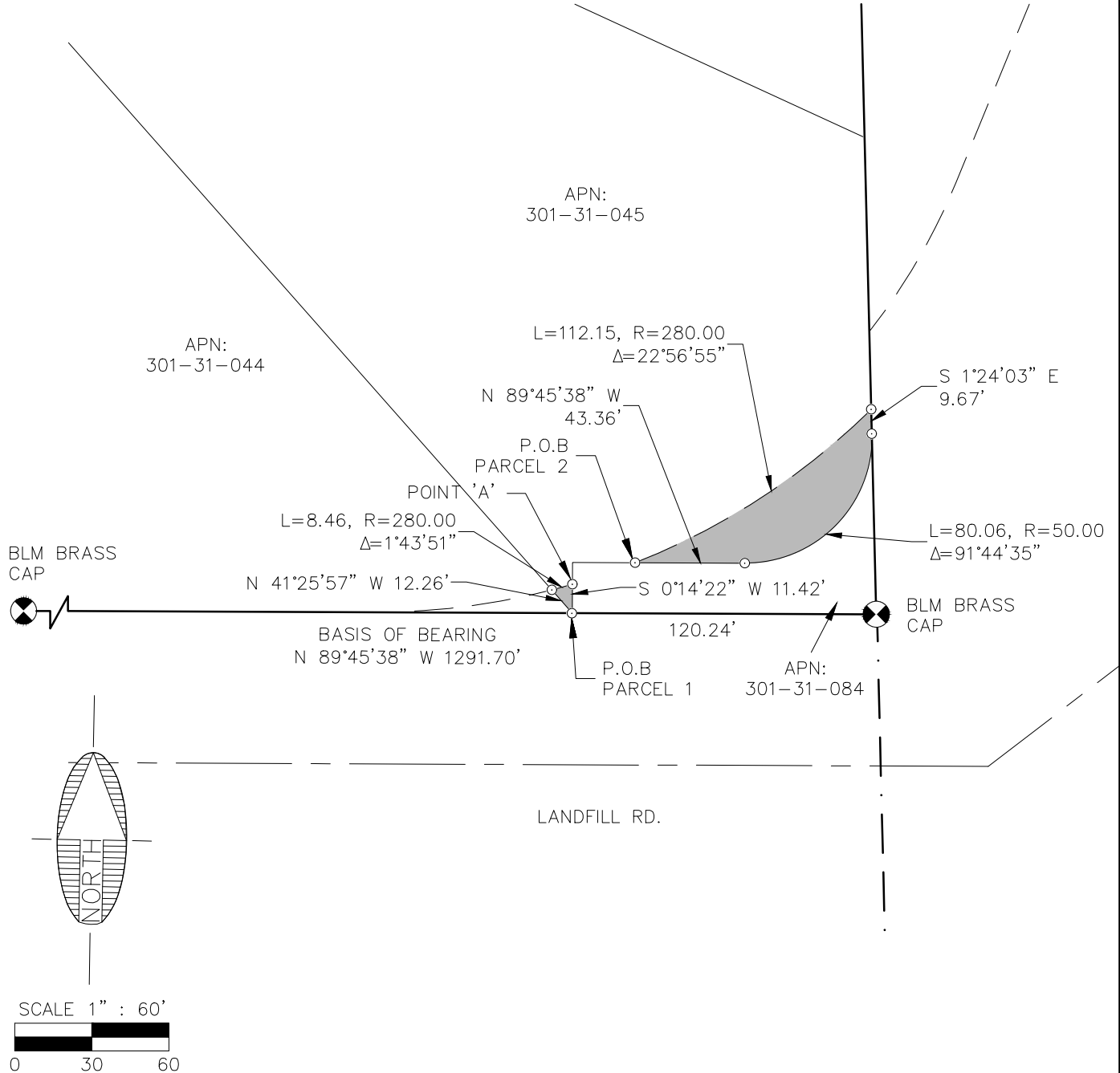


PLOTTED: Nov 04, 2022-3:11pm

FILE: P:\2020\20009\SURVEY\LEGAL DESCRIPTIONS\EXHIBITS\301-31-045 ROW.DWG ABORLING

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 8 EAST
GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

CITY FILE NO. _____

DESCRIPTIVE TITLE: _____



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	20009
DATE	NOV 22
SCALE	1" = 60'
DRAWN	RPR
DESIGN	
CHECKED	ADB

APN: 310-31-045

FLAGSTAFF
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

EXHIBIT 'A'

LEGAL DESCRIPTION

A portion of Section 10, Section 11, Section 15, and Section 22, Township 22 North, Range 8 East of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Parcel 1:

Commencing at a 3-inch USDI-BLM Brass cap in a hand hole at the northwest corner of said Section 22, from which a 3-inch USDI-BLM brass cap marked 'W-W 1/64 S15 | S22' bears South 89°57'30" East, 662.00 feet (Basis of Bearing), said point being in common with the south line of the Johnson Ranch Phase 1 Subdivision as shown on Instrument Number 3775137, Official Records of Coconino County;

Thence along the north line of said Section 22, South 89°57'30" East, 70.11 feet to a point in common with the easterly Right-of-Way line of U.S. Highway 89 and said south line of the Johnson Ranch Phase 1 Subdivision, and the **TRUE POINT OF BEGINNING**;

Thence along said south line, South 89°57'30" East, 591.89 feet to a 3-inch USDI-BLM brass cap marked 'W-W 1/64 S15 | S22';

Thence continuing along said south line, North 89°55'58" East, 207.64 feet to a 3-inch USDI-BLM brass cap marked 'COR 13 HES 374';

Thence continuing along said south line, North 89°40'59" East, 55.50 feet to a 3-inch USDI-BLM brass cap marked 'COR 23 HES 374';

Thence continuing along said south line, South 89°51'23" East, 379.92 feet to the beginning of a non-tangent curve concave to the northwest, having a radius of 351.00 feet and a central angle of 42°16'03" and being subtended by a chord which bears South 68°54'48" West, 253.10 feet;

Thence leaving said south line, and southwesterly along said curve, 258.94 feet;

Thence North 0°02'50" East, 10.00 feet;

Thence North 89°57'10" West, 997.22 feet to a point on said easterly Right-of-Way line of U.S. Highway 89, and the beginning of a non-tangent curve concave to the west, having a radius of 5796.00 feet and a central angle of 0°48'06" and being subtended by a chord which bears North 1°07'08" West, 81.09 feet;

Thence along said Right-of-Way line, and northerly along said curve, 81.09 feet to the **TRUE POINT OF BEGINNING**;

Containing 2.02 acres, more or less, with an approximate alignment length of 1,156 feet.

See Exhibit 'B-1' attached hereto and made a part hereof.

Parcel 2:

Commencing at a 3-inch USDI-BLM brass cap marked 'COR 18 HES 374' on the south line of the Johnson Ranch Phase 2 Subdivision as shown on Instrument Number 3867730, Official Records of Coconino County, from which a 3-inch USDI-BLM brass cap marked 'C-N-S-S 1/256' at the southeast corner of said Johnson Ranch Phase 2 Subdivision bears South 89°45'47" East, 1291.79 feet (Basis of Bearing);

Thence along said south line, South $89^{\circ}45'47''$ East, 154.64 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said south line, South $89^{\circ}45'47''$ East, 1137.15 feet to a 3-inch USDI-BLM brass cap marked 'C-N-S-S 1/256' at the southeast corner of said Johnson Ranch Phase 2 Subdivision;

Thence along the east line of said Johnson Ranch Phase 2 Subdivision, and the North-South midsection line of said Section 15, North $1^{\circ}24'54''$ West, 111.92 feet to the beginning of a non-tangent curve concave to the northwest, having a radius of 250.00 feet and a central angle of $15^{\circ}38'37''$ and being subtended by a chord which bears North $30^{\circ}09'16''$ East, 68.05 feet;

Thence leaving said midsection line, and said east line, and northeasterly along said curve, 68.26 feet;

Thence North $22^{\circ}19'57''$ East, 868.86 feet to the beginning of a tangent curve concave to the southeast, having a radius of 350.00 feet and a central angle of $28^{\circ}01'42''$;

Thence northeasterly along said curve, 171.22 feet;

Thence North $49^{\circ}51'53''$ East, 396.77 feet to the beginning of a tangent curve concave to the southeast, having a radius of 2050.00 feet and a central angle of $6^{\circ}47'00''$;

Thence northeasterly along said curve, 242.70 feet;

Thence North $56^{\circ}38'53''$ East, 799.00 feet to the beginning of a tangent curve concave to the northwest, having a radius of 250.00 feet and a central angle of $23^{\circ}36'00''$;

Thence northeasterly along said curve, 102.97 feet;

Thence North $33^{\circ}02'53''$ East, 342.82 feet to the beginning of a tangent curve concave to the northwest, having a radius of 450.00 feet and a central angle of $10^{\circ}09'00''$;

Thence northeasterly along said curve, 79.72 feet;

Thence North $22^{\circ}53'53''$ East, 501.06 feet to the beginning of a tangent curve concave to the northwest, having a radius of 450.00 feet and a central angle of $8^{\circ}57'00''$;

Thence northeasterly along said curve, 70.29 feet;

Thence North $13^{\circ}56'53''$ East, 1693.78 feet to the beginning of a tangent curve concave to the southeast, having a radius of 350.00 feet and a central angle of $18^{\circ}24'00''$;

Thence northeasterly along said curve, 112.40 feet;

Thence North $32^{\circ}20'53''$ East, 641.16 feet to the beginning of a tangent curve concave to the northwest, having a radius of 450.00 feet and a central angle of $12^{\circ}15'00''$;

Thence northeasterly along said curve, 96.21 feet;

Thence North $20^{\circ}05'53''$ East, 326.51 feet to the beginning of a tangent curve concave to the northwest, having a radius of 950.00 feet and a central angle of $6^{\circ}55'00''$;

Thence northeasterly along said curve, 114.68 feet;

Thence North $13^{\circ}10'53''$ East, 553.88 feet to the beginning of a tangent curve concave to the southeast, having a radius of 483.81 feet and a central angle of $31^{\circ}22'42''$;

Thence northeasterly along said curve, 264.96 feet;

Thence North $24^{\circ}30'53''$ East, 312.32 feet to a point on the westerly line of the Cinder Lake Townsite as shown on Instrument Number 3576930, Official Record of Coconino County, Arizona;

Thence along said westerly line, South $1^{\circ}10'04''$ West, 403.26 feet;

Thence leaving said westerly line, South $51^{\circ}02'27''$ West, 128.60 feet to the beginning of a tangent curve concave to the southeast, having a radius of 224.00 feet and a central angle of $37^{\circ}51'34''$;

Thence southwesterly along said curve, 148.01 feet;

Thence South $13^{\circ}10'53''$ West, 478.59 feet to the beginning of a tangent curve concave to the northwest, having a radius of 1040.00 feet and a central angle of $6^{\circ}55'00''$;

Thence southwesterly along said curve; 125.55 feet;

Thence South $20^{\circ}05'53''$ West, 326.51 feet to the beginning of a tangent curve concave to the northwest, having a radius of 540.00 feet and a central angle of $12^{\circ}15'00''$;

Thence southwesterly along said curve, 115.45 feet;

Thence South $32^{\circ}20'53''$ West, 641.16 feet to the beginning of a tangent curve concave to the southeast, having a radius of 260.00 feet and a central angle of $18^{\circ}24'00''$;

Thence southwesterly along said curve, 83.50 feet;

Thence South $13^{\circ}56'53''$ West, 1693.78 feet to the beginning of a tangent curve concave to the northwest, having a radius of 540.00 feet and a central angle of $8^{\circ}57'00''$;

Thence southwesterly along said curve, 84.35 feet;

Thence South $22^{\circ}53'53''$ West, 501.06 feet to the beginning of a tangent curve concave to the northwest, having a radius of 540.00 feet and a central angle of $10^{\circ}09'00''$;

Thence southwesterly along said curve, 95.66 feet;

Thence South $33^{\circ}02'53''$ West, 264.59 feet;

Thence South $56^{\circ}57'07''$ East, 10.00 feet;

Thence South $33^{\circ}02'53''$ West, 78.23 feet to the beginning of a tangent curve concave to the northwest, having a radius of 350.00 feet and a central angle of $23^{\circ}36'00''$;

Thence southwesterly along said curve, 144.16 feet;

Thence South $56^{\circ}38'53''$ West, 799.00 feet to the beginning of a tangent curve concave to the southeast, having a radius of 1950.00 feet and a central angle of $6^{\circ}47'00''$;

Thence southwesterly along said curve, 230.86 feet;

Thence South 49°51'53" West, 280.00 feet;

Thence North 40°08'07" West, 10.00 feet;

Thence South 49°51'53" West, 116.77 feet to the beginning of a tangent curve concave to the southeast, having a radius of 260.00 feet and a central angle of 27°31'35";

Thence southwesterly along said curve, 124.91 feet;

Thence South 67°40'03" East, 30.01 feet;

Thence South 22°19'57" West, 70.00 feet;

Thence North 67°40'03" West, 30.00 feet;

Thence South 22°19'57" West, 801.92 feet;

Thence South 67°40'03" East, 11.00 feet to the beginning of a non-tangent curve concave to the northwest, having a radius of 351.00 feet and a central angle of 67°35'10" and being subtended by a chord which bears South 56°07'33" West, 390.45 feet;

Thence southwesterly along said curve, 414.04 feet;

Thence South 89°55'08" West, 758.40 feet to the beginning of a tangent curve concave to the southeast, having a radius of 249.00 feet and a central angle of 90°47'47";

Thence southwesterly along said curve, 394.59 feet;

Thence South 0°52'39" East, 371.14 feet to the beginning of a tangent curve concave to the northwest, having a radius of 351.00 feet and a central angle of 44°19'35";

Thence southwesterly along said curve, 271.55 feet to a point on the east line of the Johnson Ranch Phase 1 Subdivision as shown on Instrument Number 3775137, Official Records of Coconino County;

Thence along said east line, North 1°33'00" West, 777.14 feet to the beginning of a tangent curve concave to the southeast, having a radius of 180.00 feet and a central angle of 91°47'13";

Thence northeasterly along said curve, 288.36 feet to the **TRUE POINT OF BEGINNING**;

Containing 21.41 acres, more or less, with an approximate alignment length of 9,591 feet.

See Exhibit 'B-1' through 'B-3' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az

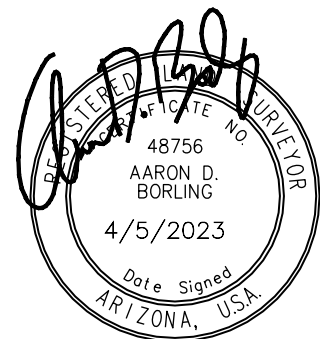
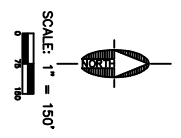
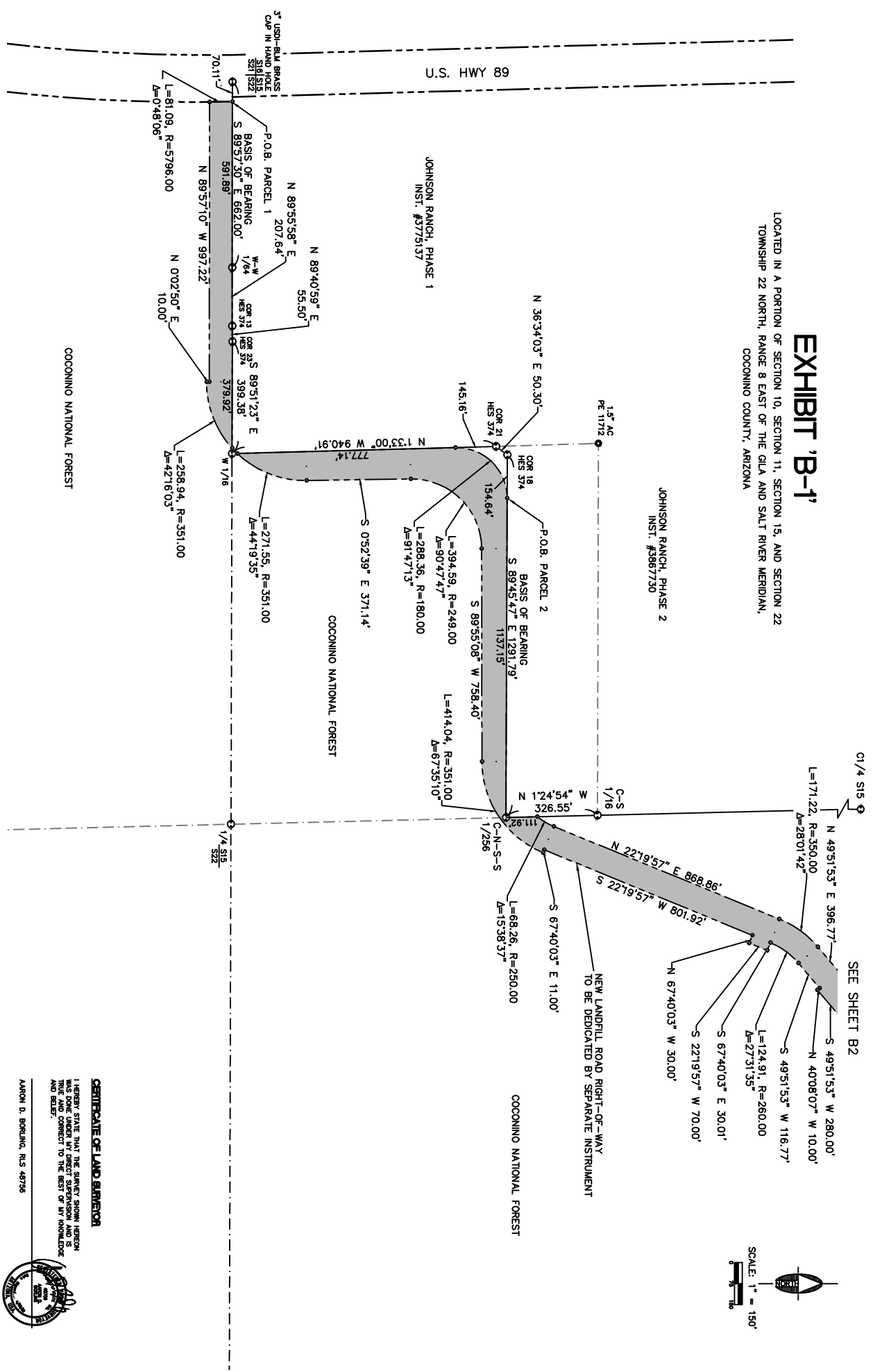


EXHIBIT 'B-1'

LOCATED IN A PORTION OF SECTION 10, SECTION 10, SECTION 15, AND SECTION 22
TOWNSHIP 22 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

JOHNSON RANCH, PHASE 2
INST. #3587730

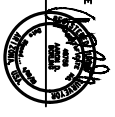
JOHNSON RANCH, PHASE 1
INST. #3775137



CERTIFICATE OF LAND SURVEYOR

I HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AMARON D. BURLING, RLS 48736



CALL FOR THE SURVEYOR'S NAME
OR THE SURVEYOR'S FIRM
1-800-STRIKE-IT

NO.	DESCRIPTION	DATE	BY

SVI
Shepherd Wentzler, Inc.

110 West Oak Ave
Flagstaff, AZ 86001
928.774.8234 fax
www.svi-arizona.com

JOB NO.	222483
DATE	MAR 2023
SCALE	1" = 150'
DRAWN	MM
CHECKED	MM

LANDFILL ROAD

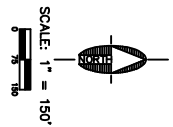
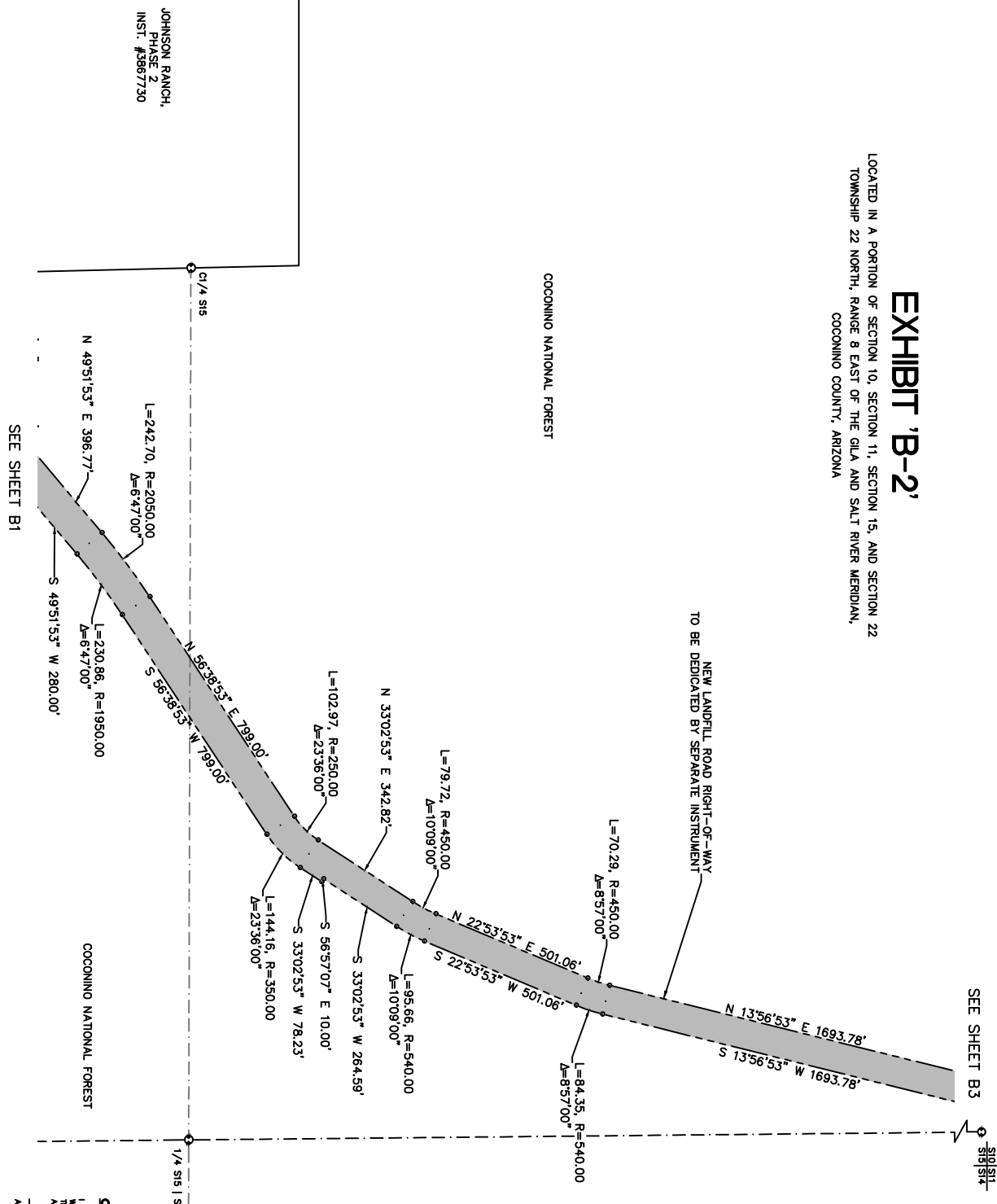
LEGAL EXHIBIT

COCONINO COUNTY,
ARIZONA

BOARDING NO. **B1**
SHEET NO. OF **5** OF **7**

EXHIBIT 'B-2'

LOCATED IN A PORTION OF SECTION 10, SECTION 11, SECTION 15, AND SECTION 22
TOWNSHIP 22 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



CERTIFICATE OF LAND SURVEYOR
I HEREBY STATE THAT THE SURVEY SHOWN HEREON
WAS DONE UNDER MY DIRECT SUPERVISION AND IS
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF.

AARON D. BORKLING, RLS 48756



CALL THE SURVEYOR'S OFFICE
1-800-STAKE-IT

NO.	DESCRIPTION	DATE	BY

SVI
Shepherd Wentzler, Inc.

110 West Oak Ave
Flagstaff, AZ 86001
928.774.8234 fax
www.sviinc.com

JOB NO.	DATE
222483	04/05/2023
SCALE	1" = 100'
DRAWN	AW
CHECKED	AW

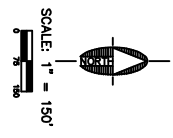
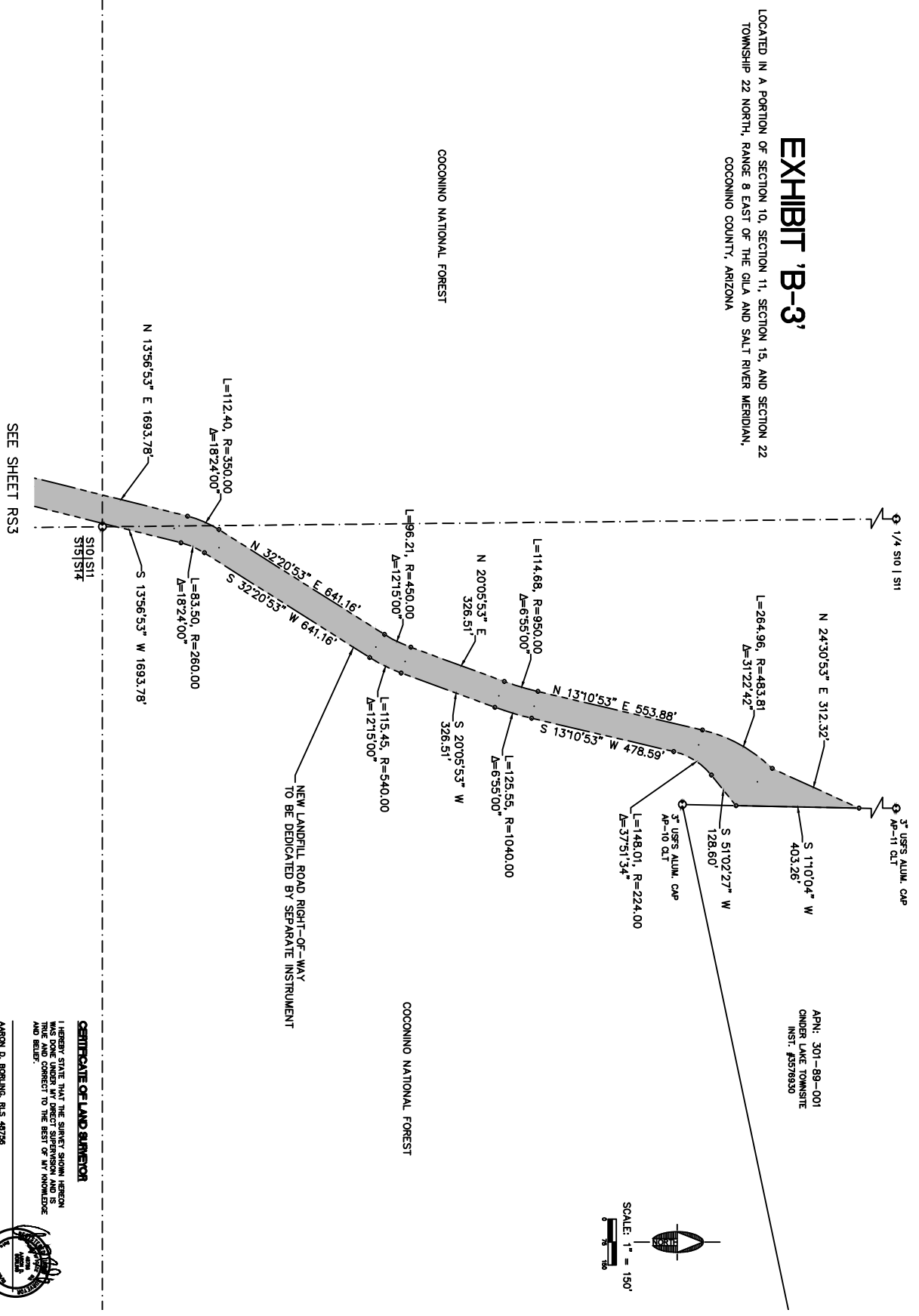
LANDFILL ROAD

COCONINO COUNTY,
ARIZONA

LEGAL EXHIBIT

BOARD NO. **B2**
SHEET NO. **6** OF **7**

EXHIBIT 'B-3'
 LOCATED IN A PORTION OF SECTION 10, SECTION 11, SECTION 15, AND SECTION 22
 TOWNSHIP 22 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN,
 COCONINO COUNTY, ARIZONA



CERTIFICATE OF LAND SURVEYOR
 I HEREBY STATE THAT THE SURVEY SHOWN HEREON
 WAS MADE BY ME OR UNDER MY CLOSE PERSONAL
 SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
 AND BELIEF.
 AMNON D. BORLAND, RLS 49756



CALL THE SURVEYOR
 OFFICE TODAY
1-800-STAKE-IT

NO.	DESCRIPTION	DATE	BY

SVI
 Shepherd Wentzler, Inc.
 110 West Oak Ave
 Flagstaff, AZ 86001
 928.774.8234 fax
 www.sviinc.com

DATE	BY
08/18/2023	AMN
08/18/2023	AMN
08/18/2023	AMN

LANDFILL ROAD
 COCONINO COUNTY,
 ARIZONA

BOARD NO. **B3**
 SHEET NO. OF 7

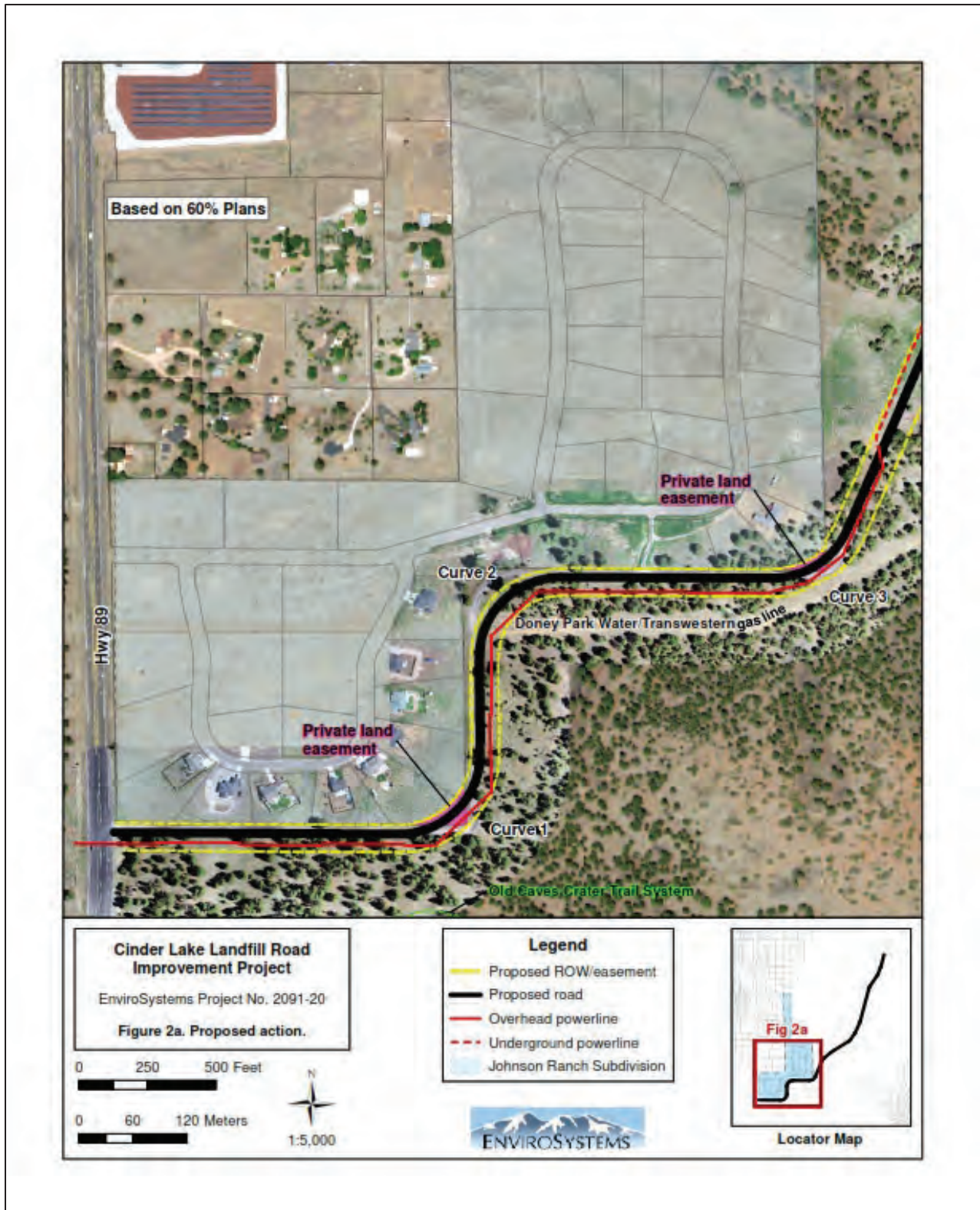


Figure 1. Map showing the first three curves and private land easements of the proposed action.

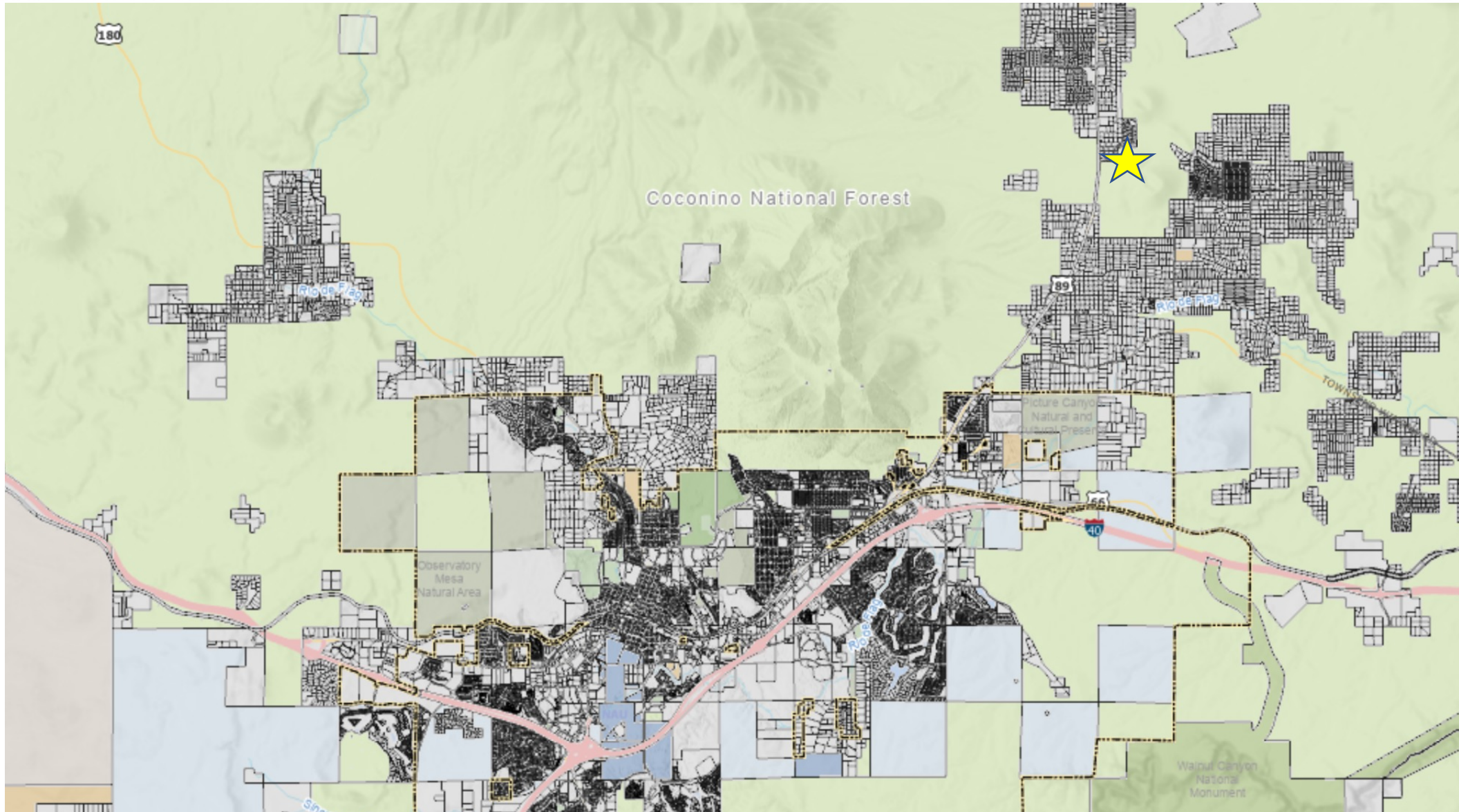
Cinder Lake Landfill Road Improvements Project

Property Acquisition



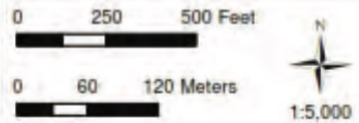


Vicinity Map

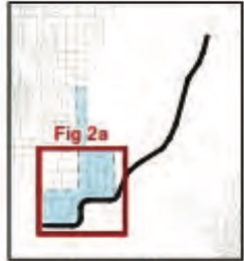




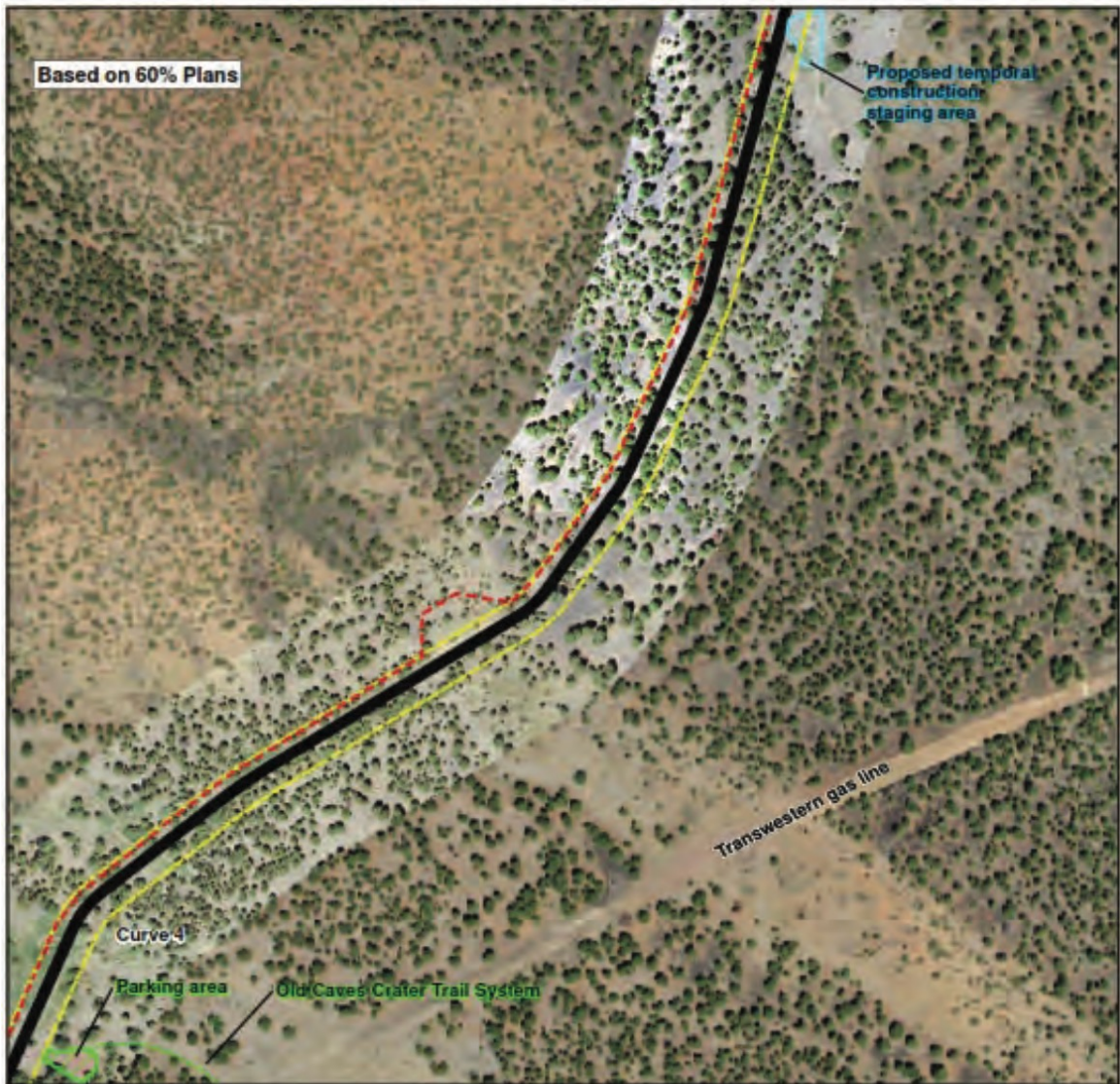
Cinder Lake Landfill Road Improvement Project
 EnviroSystems Project No. 2091-20
Figure 2a. Proposed action.



- Legend**
- Proposed ROW/easement
 - Proposed road
 - Overhead powerline
 - - - Underground powerline
 - Johnson Ranch Subdivision



Locator Map



Based on 60% Plans

Proposed temporal construction staging area

Transwestern gas line

Curve 4

Parking area

Old Cave's Crater Trail System

Cinder Lake Landfill Road Improvement Project

EnviroSystems Project No. 2091-20

Figure 2b. Proposed action.

0 250 500 Feet

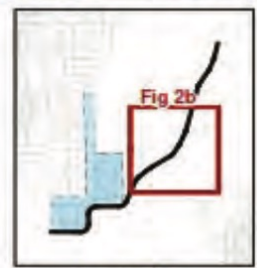
0 60 120 Meters



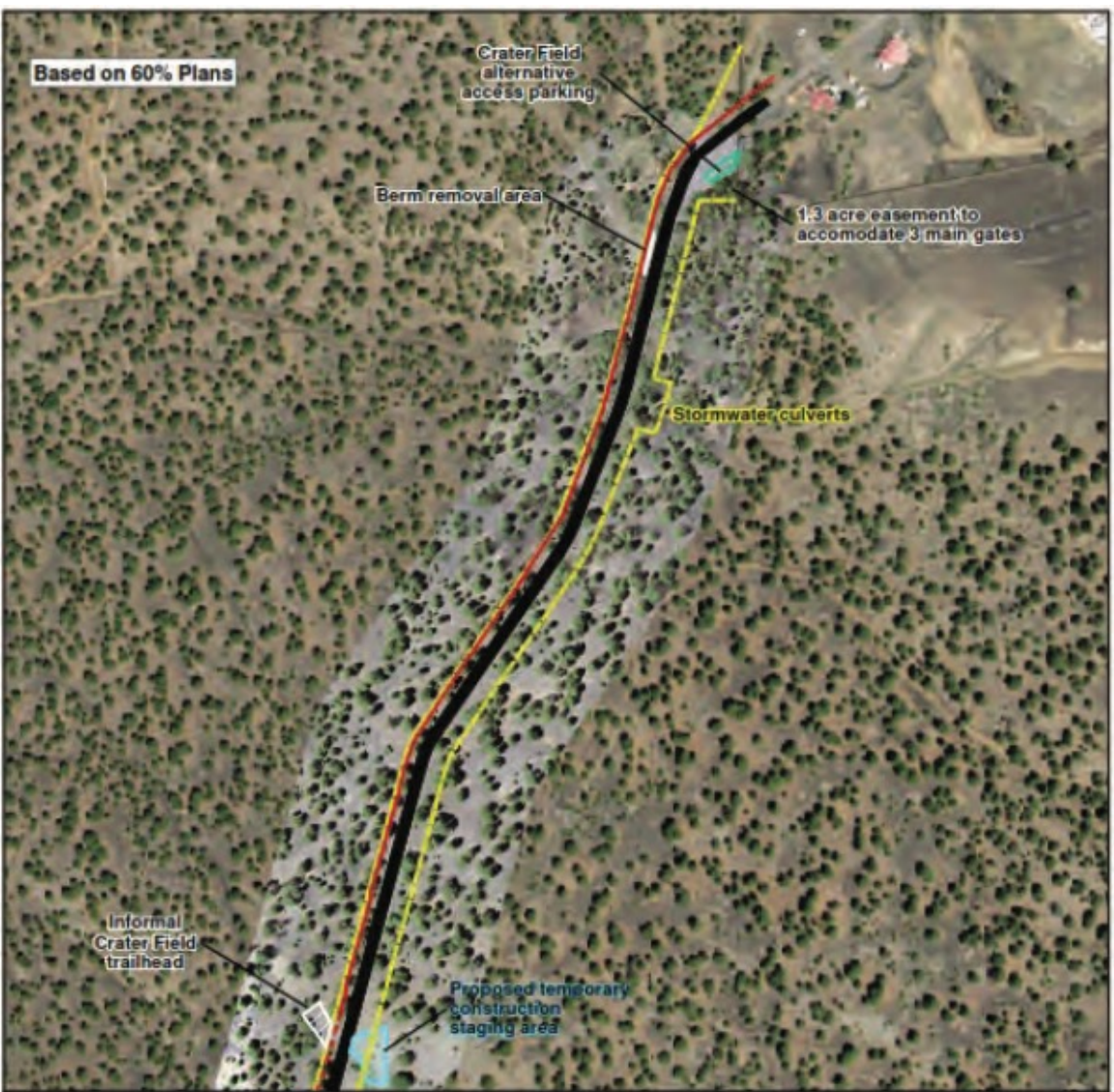
1:5,000

Legend

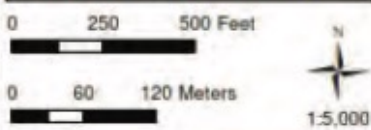
- — — Proposed ROW/easement
- — — Proposed road
- - - Overhead powerline
- . . . Underground powerline



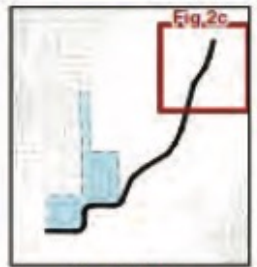
Locator Map



Cinder Lake Landfill Road Improvement Project
 EnviroSystems Project No. 2091-20
Figure 2c. Proposed action.



- Legend**
- Proposed ROW/easement
 - Proposed road
 - Overhead powerline
 - - - Underground powerline



Locator Map

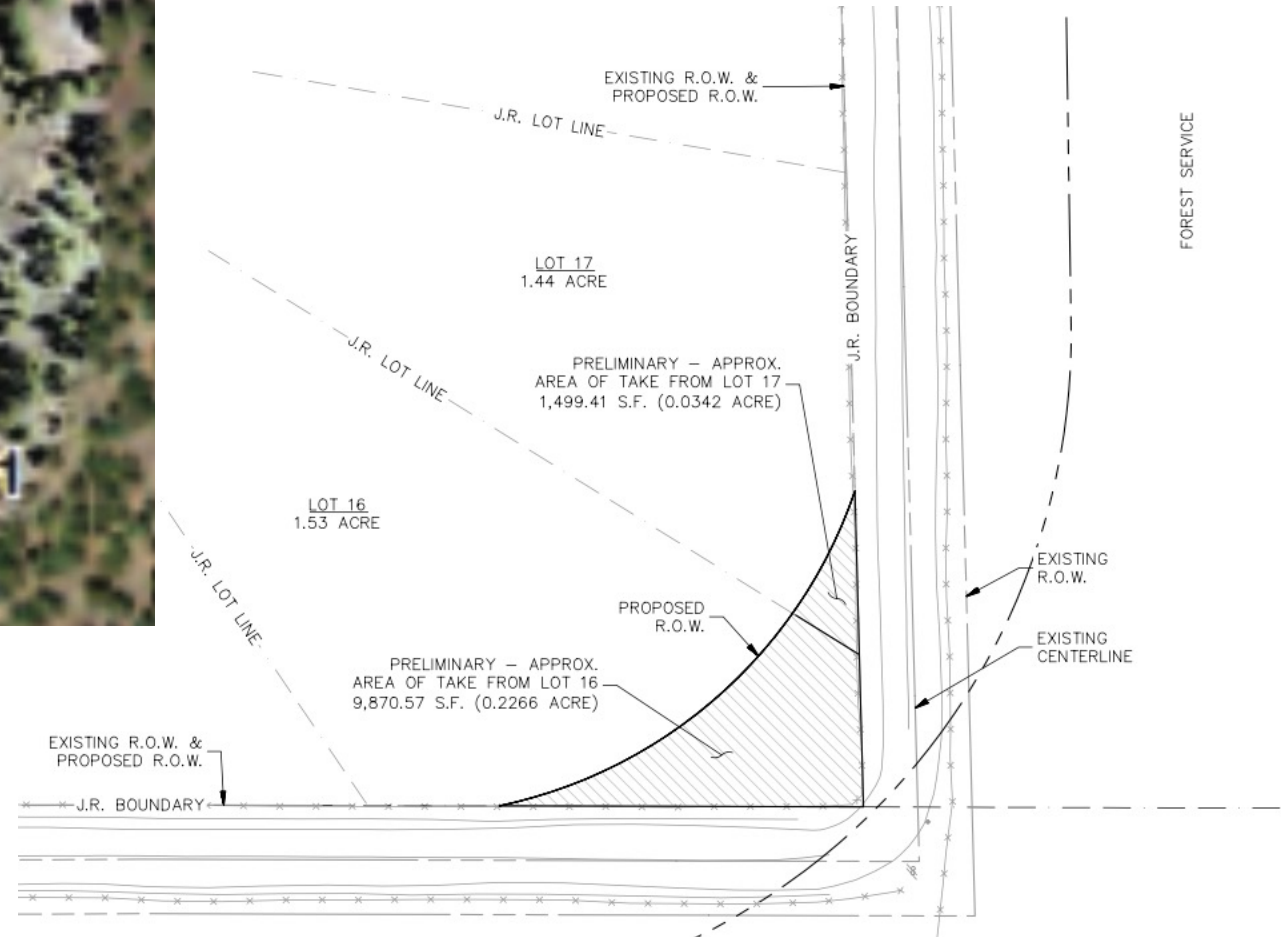


Required Private Property Acquisitions

FLAGSTAFF Parcel No.	Assesor's Parcel Number and/or Legal Description	Owner	Site Address / Owner Address	Approx. Square Footage	Property Interest Being Acquired
LF-01	301-31-033	Landon H Bradford and Brooke N Bradford, Husband and Wife, as Community Property with Right of Survivorship	10418 Lundin Road Flagstaff, AZ 86004	7,584	Right of Way
LF-02	301-31-039	Johnson Ranch Homeowners Association, Inc.	10450 Lundin Road Flagstaff, AZ 86004	2,297	Right of Way
LF-03	301-31-034	Aaron and Jessica Suzuki	4159 E HUNTINGTON DR NO A FLAGSTAFF, AZ 86004 (Lot 25)	1,489	Right of Way
LF-04	301-31-044	D & G DEVELOPMENT LLC	4159 E HUNTINGTON DR NO A FLAGSTAFF, AZ 86004 (Lot 25)	253	Right of Way
LF-05	301-31-084	D & G DEVELOPMENT LLC	4159 E HUNTINGTON DR NO A FLAGSTAFF, AZ 86004	3,049	Right of Way
LF-06	301-31-045	Fred and Nancy Donahue Trust Dtd. 03-11-16	6456 JOHNSON RANCH RD FLAGSTAFF, AZ 86004	1,955	Right of Way

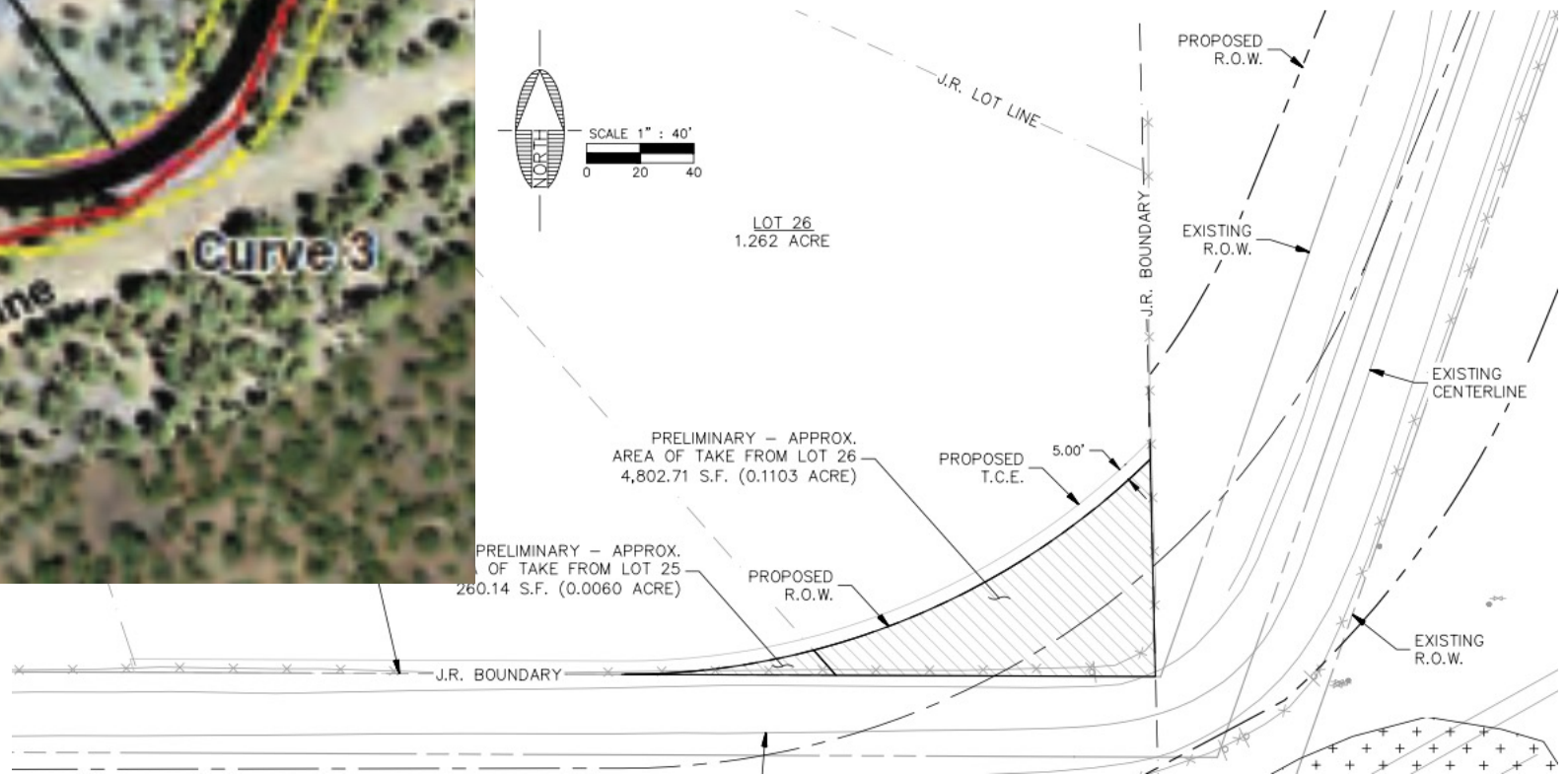


Curve 1 Take Depiction





Curve 3 Take Depiction





Questions / Discussion

7. B.

CITY OF FLAGSTAFF STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Bryce Doty, Real Estate Manager
Co-Submitter: Ed Schenk
Date: 04/12/2023
Meeting Date: 04/18/2023



TITLE:

Consideration and Adoption of Ordinance No. 2023-08: An ordinance of the City Council of the City of Flagstaff authorizing the acquisition of real property interests for the Schultz Creek Stabilization Project and the Highway 180 Culvert Project; providing for delegation of authority, severability, repeal of conflicting ordinances, authority for clerical corrections, and establishing an effective date

STAFF RECOMMENDED ACTION:

- 1) Read Ordinance No. 2023-08 by title only for the final time
- 2) City Clerk reads Ordinance No. 2023-08 by title only (if approved above)
- 3) Adopt Ordinance No. 2023-08

Executive Summary:

Expanding the Schultz Creek culvert at Highway 180 has been identified as an urgent flood mitigation project to deliver, in light of the 2022 Pipeline Fire and subsequent flooding. The project currently requires drainage easements from the Museum of Northern Arizona on the east side of Highway 180 and Mt. Calvary Lutheran Church on the West side of Highway 180. This ordinance authorizes all necessary private property acquisitions identified within the 30% design plan set required for the Highway 180 Culvert Project

Additionally, through an emergency watershed protection grant, a channel stabilization project on Schultz Creek requires a temporary construction easement on the Museum of Northern Arizona parcel as well as other parcels owned by the museum. This ordinance authorizes all necessary private property acquisitions required to deliver the channel stabilization project.

Financial Impact:

The Highway 180 Culvert Project is an approved budget item in Fiscal Year (FY) 2023 through 2024. Acquisitions for the project will be charged to the General Fund, unless State Funding or Federal appropriations are identified. The General Fund was identified as a "backstop" for this urgent Capital project during the Stormwater rate adjustment discussions with Council in early spring 2023.

Policy Impact:

If the General Fund is the funding source there may be impacts to other City priorities that are based on General Funding.

ORDINANCE NO. 2023-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF AUTHORIZING THE ACQUISITION OF REAL PROPERTY INTERESTS FOR THE SCHULTZ CREEK STABILIZATION PROJECT AND THE HIGHWAY 180 CULVERT PROJECT; PROVIDING FOR DELEGATION OF AUTHORITY, SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, pursuant to Article VII, Section 5 of the Flagstaff City Charter the City shall acquire real property by ordinance; and

WHEREAS, pursuant to Article I, Section of the Flagstaff City Charter the City may acquire real property, easements, and other real property interests by purchase, gift, devise, exchange, or condemnation; and

WHEREAS, the City desires to acquire certain real property interests necessary for the Schultz Creek Stabilization Project and the Highway 180 Culvert Project.

ENACTMENTS:

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General.

The City of Flagstaff shall acquire real property interests for the Schultz Creek Stabilization Project, on those parcels listed in the chart attached hereto as Exhibit A. A map showing an overview of the Project is attached hereto as Exhibit B. The City Engineer is directed to obtain legal descriptions for the property interests necessary for the project.

The City of Flagstaff shall acquire real property interests for the Highway 180 Culvert Project as described in the chart attached hereto as Exhibit 1. A map showing an overview of the project is attached hereto as Exhibit 2. Legal descriptions for the property interests to be acquired, including maps, is attached hereto as Exhibit 3.

SECTION 2. Delegation of Authority.

The Mayor, City Manager, City Attorney, City Engineer, City Clerk, Finance Director, Community Development Director, Real Estate Manager, or their delegates or agents, are hereby authorized and directed to take all steps and execute all documents necessary to carry out the purpose and intent of this ordinance, and to acquire the property interests necessary for the Schultz Creek Stabilization Project and Highway 180 Culvert Project through purchase, exchange, gift, donation, dedication, or condemnation for a public use.

Prior to filing any condemnation proceeding for the Schultz Creek Stabilization Project, the City Council shall have the opportunity to review the necessary property interests and legal

descriptions to be acquired for the project. Following such review, the City Council may adopt a resolution authorizing the filing of a condemnation proceeding to acquire said property interests.

SECTION 3. Repeal of Conflicting Ordinances.

Any ordinances and parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed.

SECTION 4. Severability.

That if any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the City Code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 5. Clerical Corrections

The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the Flagstaff City Code.

SECTION 6. Effective Date.

This ordinance shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 18th day of April, 2023.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

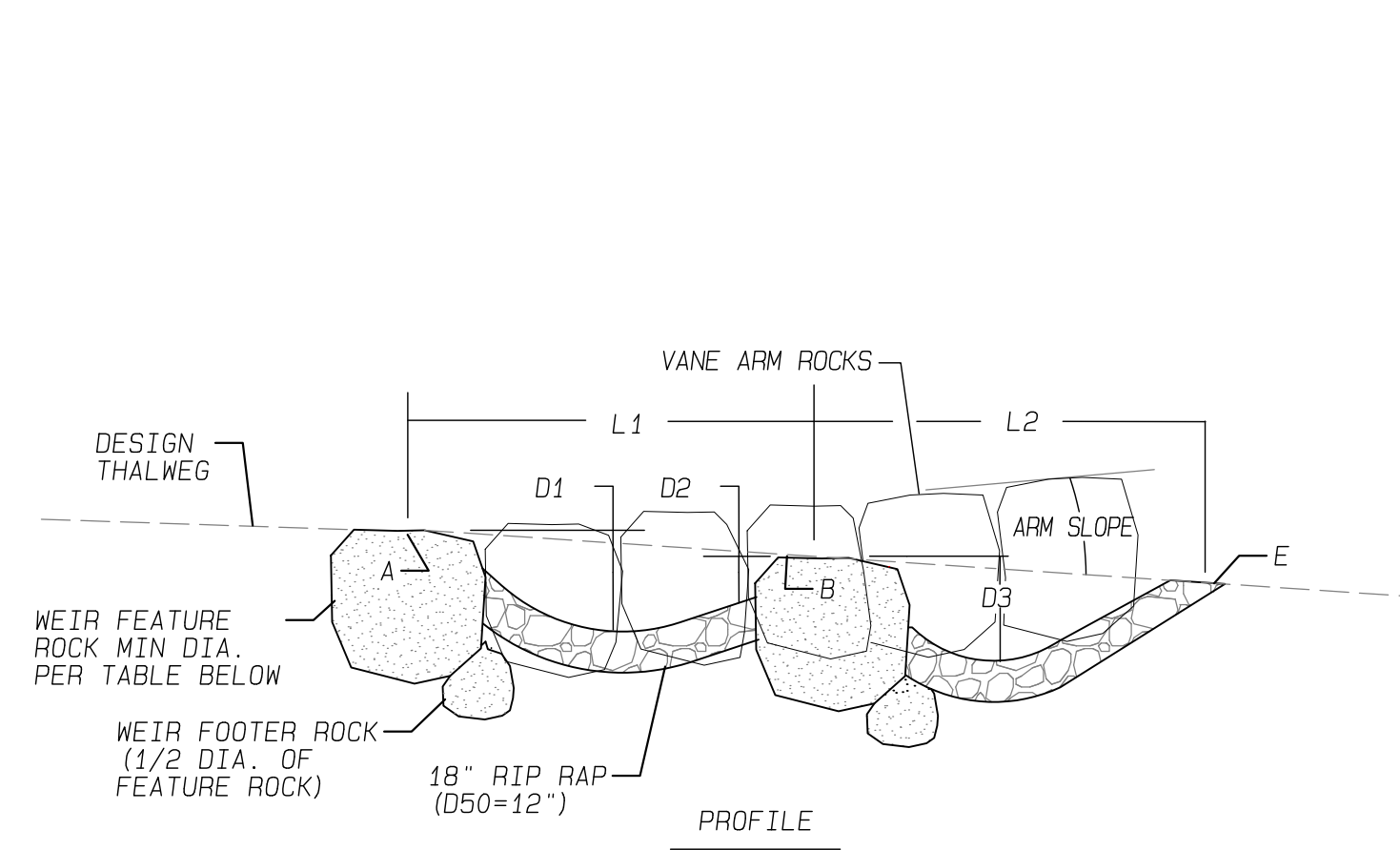
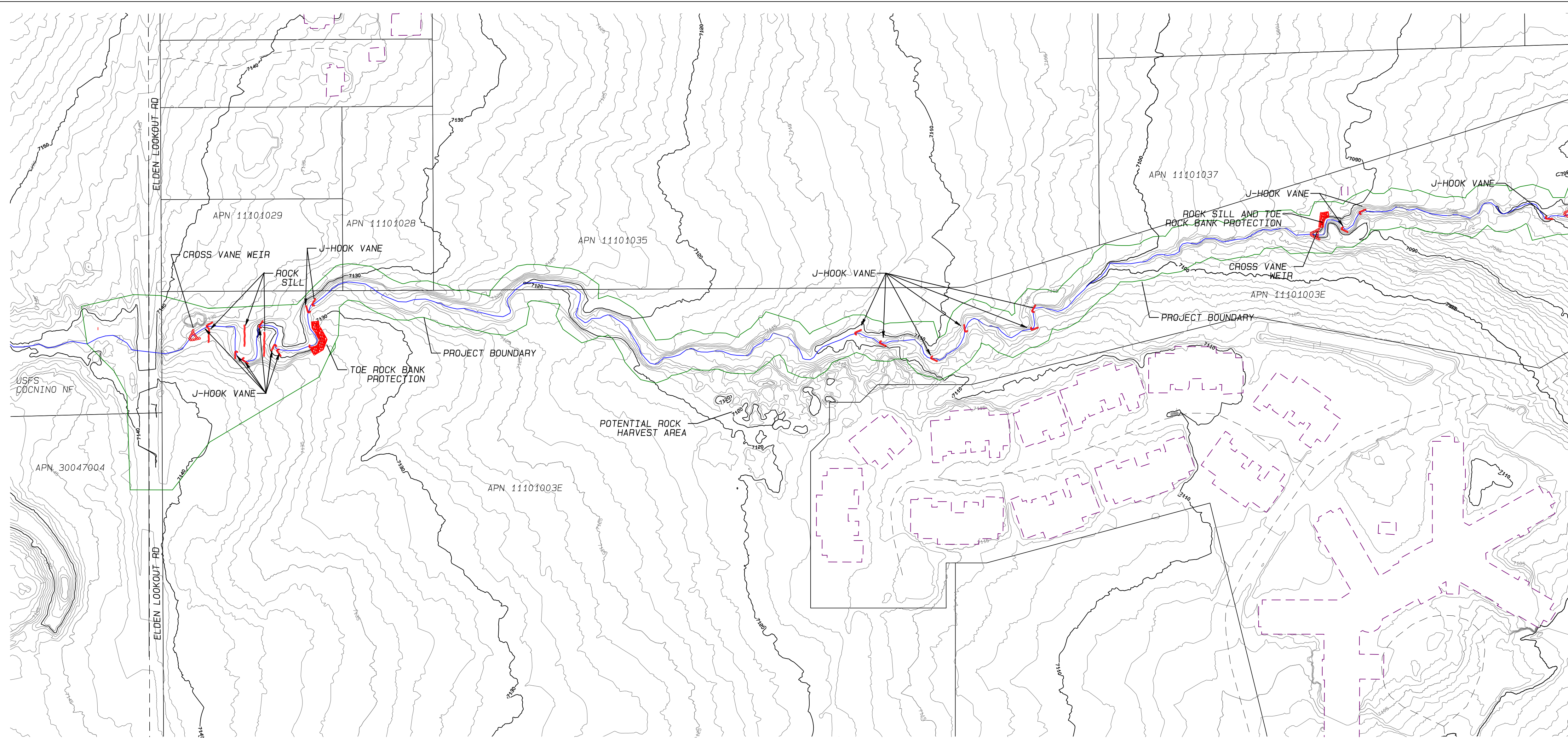
CITY ATTORNEY

Exhibits:

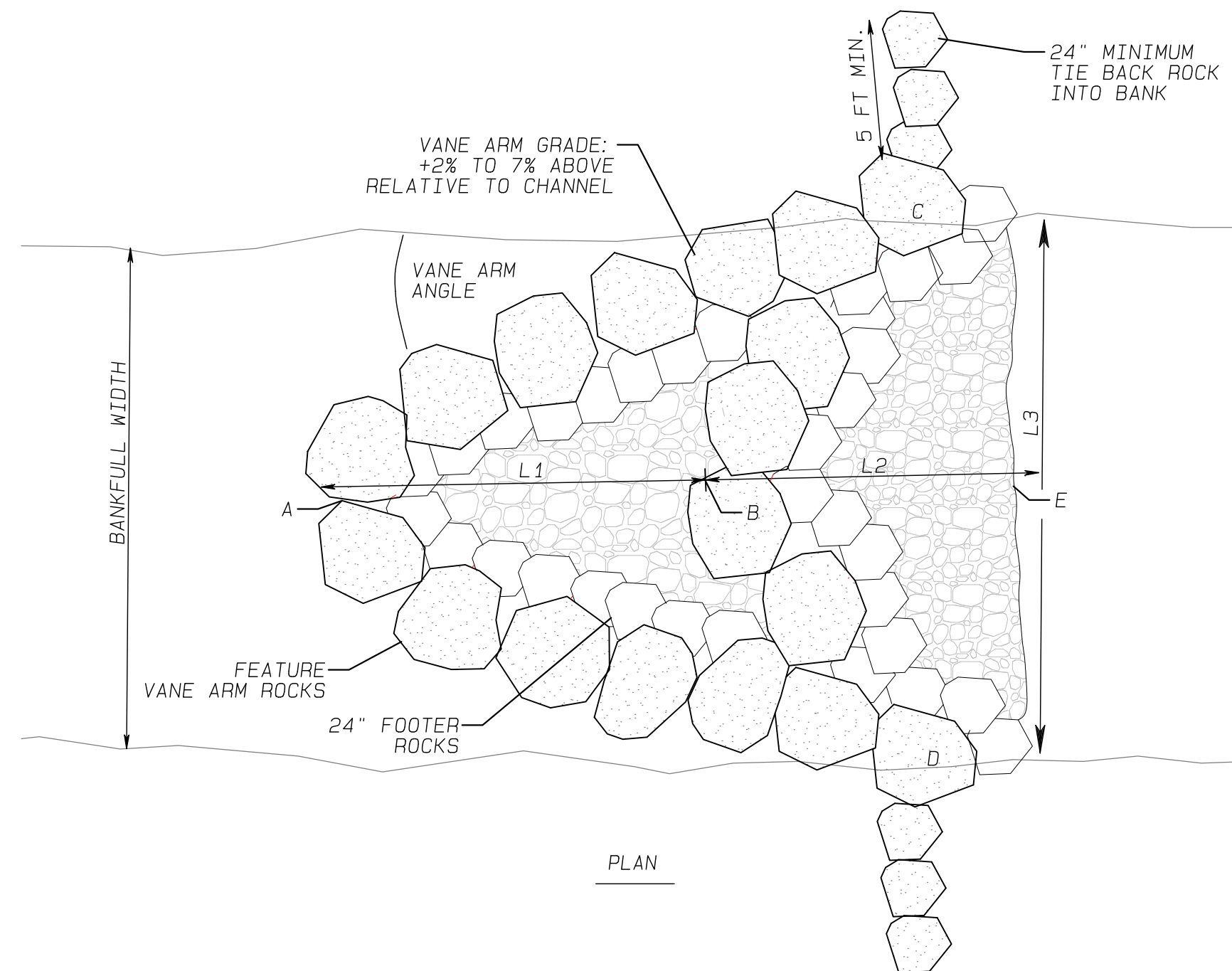
- Exhibit A Chart of Affected Parcels (Schultz Creek)
- Exhibit B Project Overview Map (Schultz Creek)
- Exhibit 1 Chart of Properties (Highway 180 Culvert Project)
- Exhibit 2 Project Overview Map (Highway 180 Culvert Project)
- Exhibit 3 Legal Descriptions (Highway 180 Culvert Project)

EXHIBIT B
CHART OF AFFECTED PARCELS

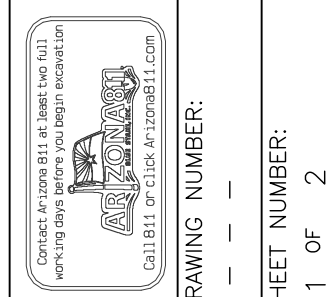
FLAGSTAFF Parcel No.	Assesor's Parcel Number and/or Legal Description	Owner	Site Address / Owner Address	Approx. Square Footage	Property Interest Being Acquired
SC-01	111-01-025D	MUSEUM OF NORTHERN ARIZONA	3101 N FORT VALLEY RD FLAGSTAFF, AZ 86001	TBD	Drainage Easement and/or Temporary Construction Easement
SC-02	111-01-003E	MUSEUM OF NORTHERN ARIZONA	3101 N FORT VALLEY RD FLAGSTAFF, AZ 86001	TBD	Drainage Easement and/or Temporary Construction Easement
SC-03	111-19-001	MUSEUM OF NORTHERN ARIZONA	3101 N FORT VALLEY RD FLAGSTAFF, AZ 86001	TBD	Drainage Easement and/or Temporary Construction Easement
SC-04	111-19-011	MCKINNON REVOCABLE TRUST DTD 06-23-06	2956 N CREEKSIDE DR FLAGSTAFF, AZ 86001	TBD	Drainage Easement and/or Temporary Construction Easement



(C)
2
TYPICAL CROSS VANE WEIR
PLAN/PROFILE
(NOT TO SCALE)



PLAN



UNAUTHORIZED CHANGES & USES
THE ENGINEER PREPARED THESE PLANS
UNDER THE ASSUMPTION THAT THE USER
WILL BE RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS AND APPROVALS
AND FOR VERIFYING THE ACCURACY AND
COMPLETENESS OF THESE PLANS.

DATE: 09/01/2022
DRAWING NUMBER: ---
SHEET NUMBER: 1 OF 2
NOD PROJECT NUMBER: ---

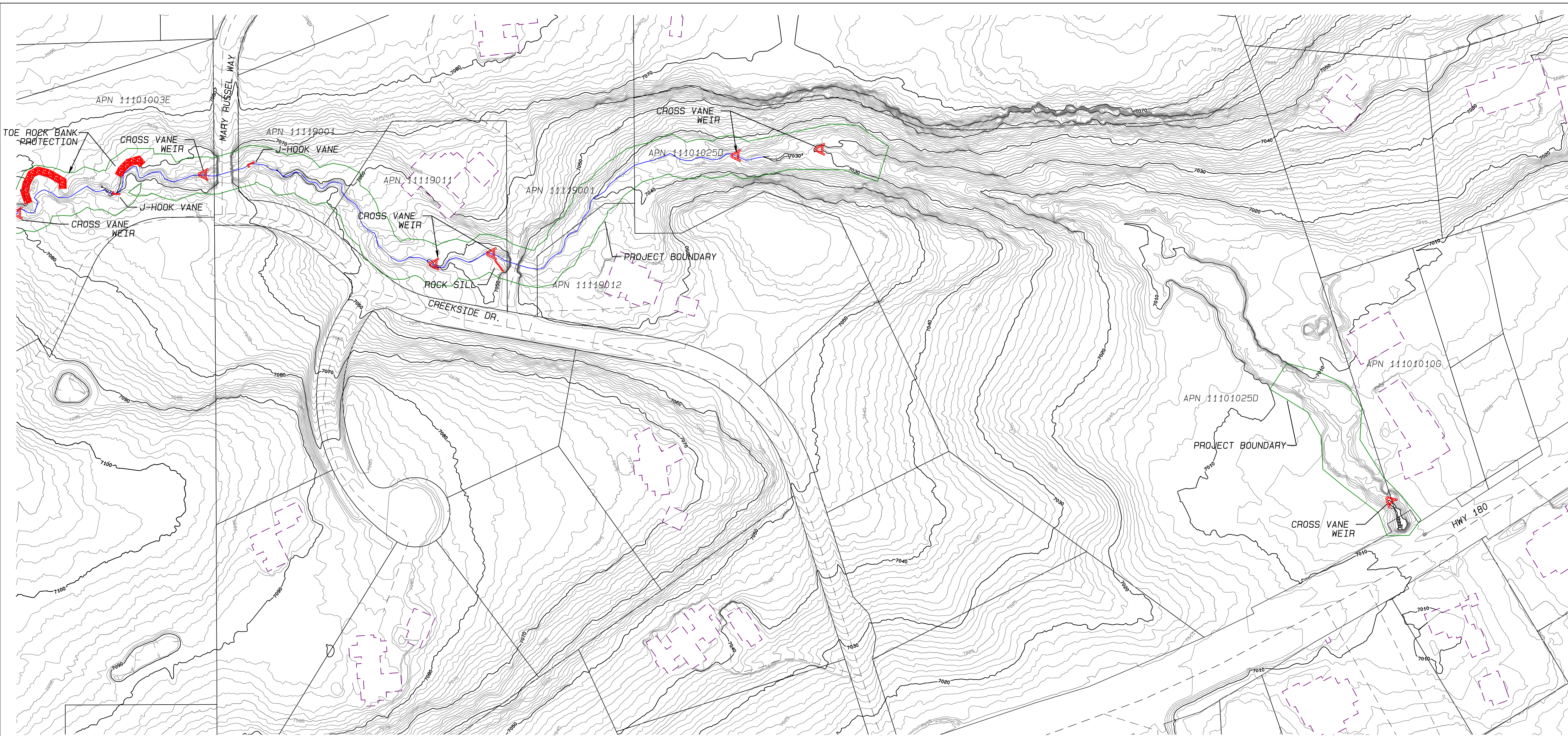
PRELIMINARY

PIPELINE FIRE - POST FIRE EMERGENCY FLOOD PREPARATION
SCHULTZ CREEK ELDEN LOOKOUT RD
TO HWY 180 STABILIZATION

CITY OF FLAGSTAFF
CONCEPT PLAN

NO.	DATE	BY	REVISION

Natural Channel Design
2900 N. WEST ST
Flagstaff, Arizona 86004
(928) 774-2336



UNAUTHORIZED CHANGES & USES
 THE ENGINEER PREPARED THESE PLANS
 UNDER THE ASSUMPTIONS LISTED ON THE
 TITLE SHEET. UNAUTHORIZED CHANGES TO
 THESE PLANS MUST BE APPROVED BY THE
 ENGINEER. ANY CHANGES MUST BE IN WRITING AND
 SIGNED BY THE ENGINEER.

DATE: 08/01/2022
 NCD PROJECT NUMBER: ---
 DRAWING NUMBER: ---
 SHEET NUMBER: 2 OF 2

PRELIMINARY

PIPELINE FIRE - POST FIRE EMERGENCY FLOOD PREPARATION
 SCHULTZ CREEK ELDEN LOOKOUT RD
 TO HWY 180 STABILIZATION
 CITY OF FLAGSTAFF
 CONCEPT PLAN

NO.	DATE	BY	REVISION

DRAWN BY: JF
 DESIGNED BY: JF
 REVIEWED BY: JF

Natural Channel Design
 2900 N. WEST ST
 FLAGSTAFF, ARIZONA 86004
 (928) 774-2336

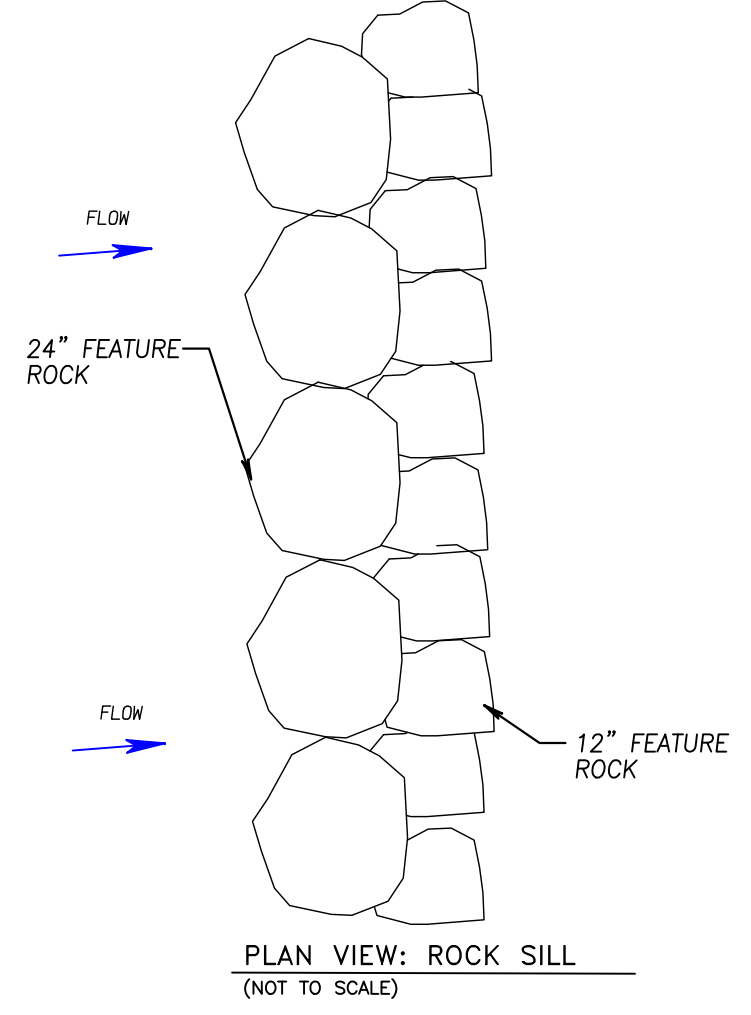
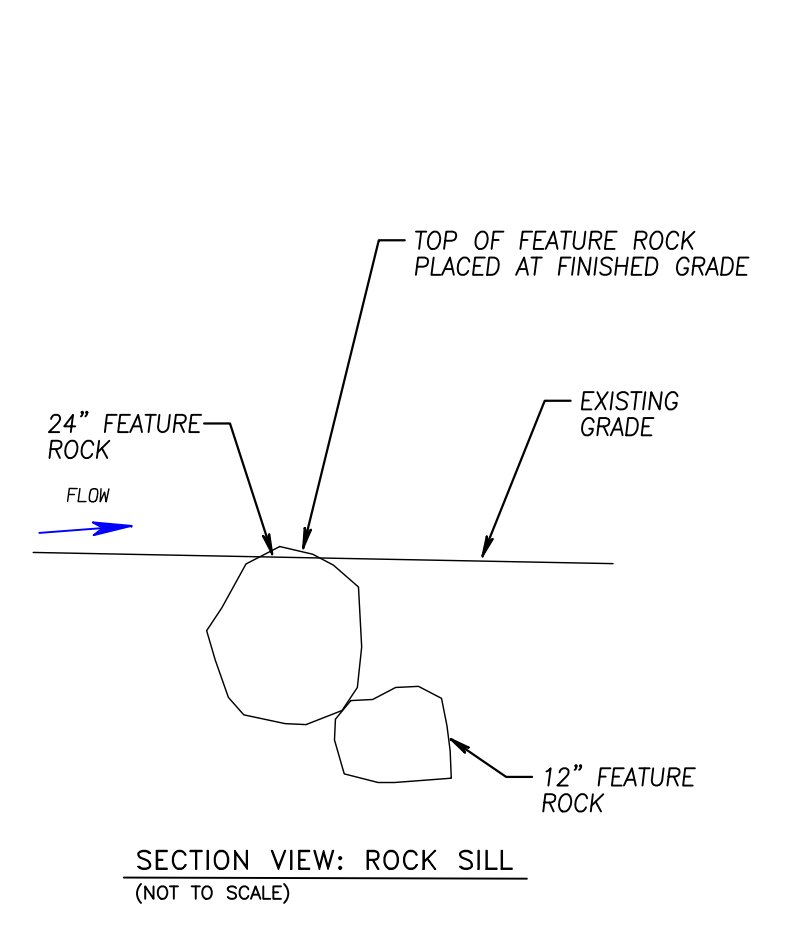
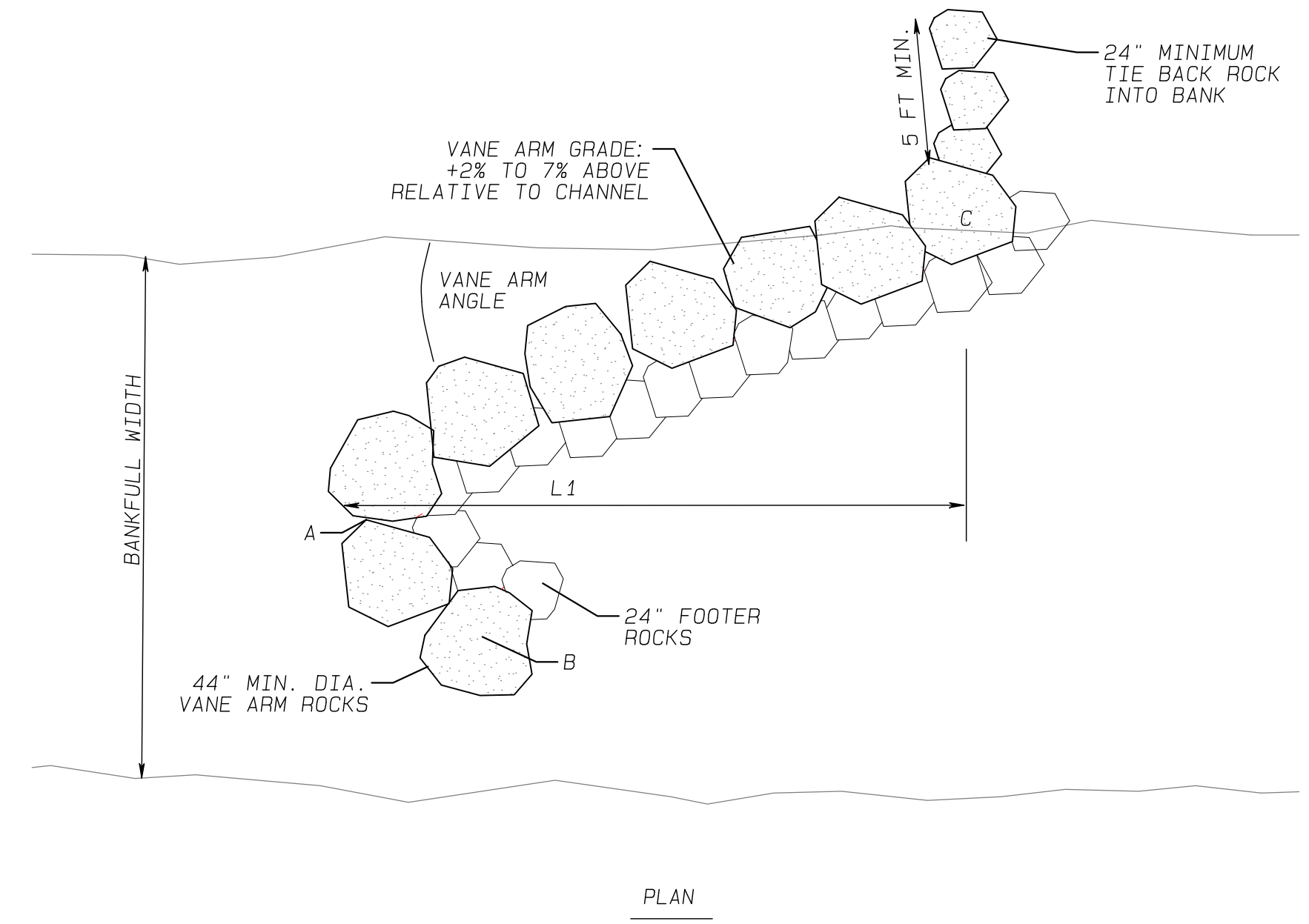
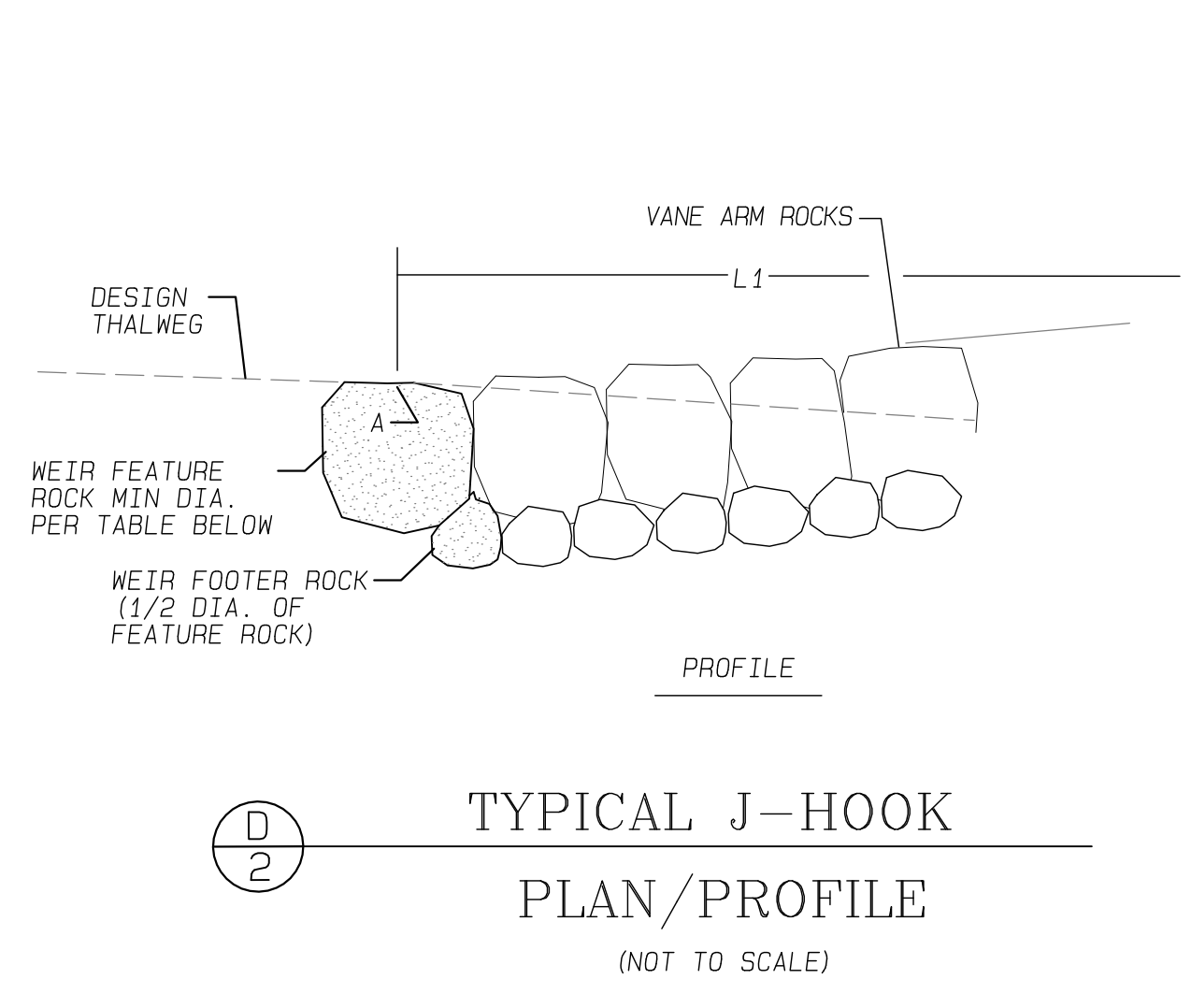
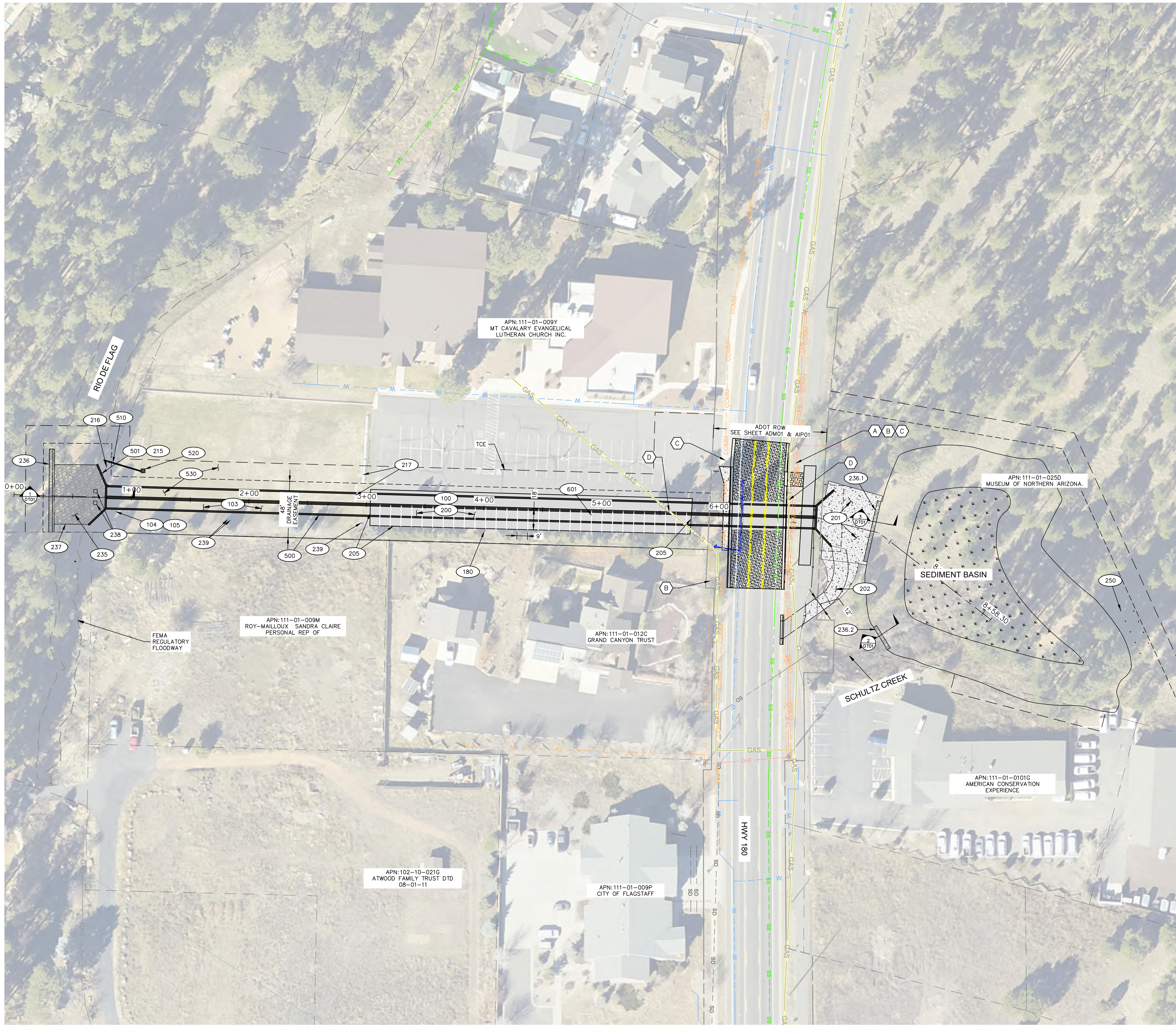


EXHIBIT 1
CHART OF PROPERTIES TO BE ACQUIRED

FLAGSTAFF Parcel No.	Assesor's Parcel Number and/or Legal Description	Owner	Site Address / Owner Address	Approx. Square Footage	Property Interest Being Acquired
HW180-01	111-01-025D	MUSEUM OF NORTHERN ARIZONA	3101 N FORT VALLEY RD FLAGSTAFF, AZ 86001	57,852	Drainage Easement and Temporary Construction Easement
HW180-02	111-01-009Y	MT CAVALARY EVANGELICAL LUTHERAN CHURCH INC	2605 N FORT VALLEY RD FLAGSTAFF, AZ 86001	37,608	Drainage Easement and Temporary Construction Easement
HW180-03	111-01-010G	AMERICAN CONSERVATION EXPERIENCE	2900 N FORT VALLEY RD FLAGSTAFF, AZ 86001	3,068	Temporary Construction Easement

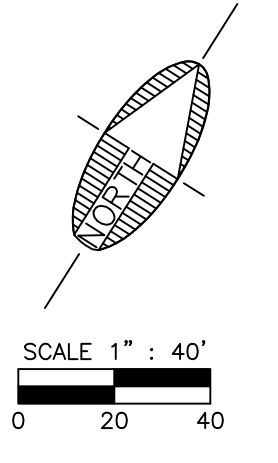


CITY IMPROVEMENT KEYNOTES

- (100) 925 SY REMOVE & DISPOSE OF EXISTING ASPHALT PAVEMENT.
- (103) 1,111 SY DEMO & REPLACE SOD.
- (104) 100 LF REMOVE AND DISPOSE OF EXISTING STORM DRAIN.
- (105) 1 EA REMOVE AND SALVAGE EXISTING OUTLET STRUCTURE.
- (180) 1 EA PROTECT EXISTING MAILBOX IN PLACE.
- (200) 925 SF CONSTRUCT ASPHALT PAVEMENT PER DETAIL "C" ON SHEET DT01.
- (201) 2,647 SF CONSTRUCT 6" SHOTCRETE SECTION FOR CHANNEL PER DETAIL "D" ON SHEET DT01.
- (202) 860 SY CONSTRUCT CONCRETE SECTION FOR MAINTENANCE ACCESS PER DETAIL "B" ON SHEET DT01.
- (205) 334 LF CONSTRUCT ASPHALT THICKENED EDGE PER M.A.G. STD. DTL. 201, TYPE 'A'.
- (215) 60 LF INSTALL GUARDRAIL PER M.A.G. STD. DETAIL 145.
- (216) 30 LF REMOVE, SALVAGE AND REINSTALL OR REPLACE EXISTING WOOD FENCE.
- (217) 2 EA REMOVE AND SALVAGE BLEACHERS.
- (235) 226 SY INSTALL 12" GABION MATTRESS PER SECTION 1 ON SHEET DT01.
- (236) 72 LF INSTALL 6 FT TALL 3X3 GABION WALL PER SECTION 2 ON SHEET DT01.
- (236.1) 53 LF INSTALL 3 FT TALL 3X3 GABION WALL PER SECTION 3 ON SHEET DT01.
- (236.2) 22 LF INSTALL 6 FT TALL 3X3 GABION WALL PER SECTION 2 ON SHEET DT01.
- (237) 31 LF INSTALL CUTOFF WALL PER SECTION 1.1 ON SHEET DT01.
- (238) 2 EA INSTALL PILL BOX PER SECTION 1 ON SHEET DT01. TIE TO GABION MATTRESS.
- (239) 3 EA ADJUST EXISTING IRRIGATION METER AND BOX TO FINISHED GRADE.
- (250) 18 EA INSTALL BOLLARDS PER C.O.F. STD. DTL. 13-03-014. 10' SPACING.
- (500) 515 LF INSTALL DOUBLE 8'X5' PRECAST BOX CULVERT PER ADOT STD. DETAIL SD 6.02-1 ON SHEET DT02. SHORING PER DETAIL "F" ON SHEET DT01.
- (501) 1 EA INSTALL OUTLET HEADWALL & WING WALLS PER ADOT STD. DETAIL SD 6.01-1 THROUGH 6.01-4 AND SD 6.08-1 ON SHEET DT02.
- (510) 25 LF INSTALL 24" HDPE STORM DRAIN PIPE PER M.A.G. STANDARD DETAIL 510 AND SPEC. SECTION 618. MATCH EXISTING PIPE SIZE. TRENCH, EXCAVATION, BACKFILLING, AND COMPACTION PER M.A.G. SPEC. SECTION 601, 603 AND C.O.F. STD. DETAIL 09-01-032.
- (520) 1 EA INSTALL SALVAGED OUTLET STRUCTURE. SET AT EXISTING RIM ELEVATION.
- (530) 1 LS ASSUMING FIELD HAS EXISTING UNDERDRAIN SYSTEM, PORTION MAY NEED TO BE REMOVED WITH IMPROVEMENTS.
- (601) 540 LF PAINT 4" SOLID WHITE PARKING STRIPING.

NON-CITY DRY UTILITY CONFLICTS

- (A) APS (POWER) - CONFLICT ANTICIPATED
- (B) ALTICE CABLE - CONFLICT ANTICIPATED
- (C) LUMEN - CONFLICT ANTICIPATED
- (D) UNISOURCE (GAS) - CONFLICT ANTICIPATED



JOB NO: 223008 DATE: FEB 23 SCALE: AS SHOWN DRAWN: JEE DESIGN: JEE, KMF CHECKED: SCJ	110 W. Dolé Avenue Flagstaff, AZ 86001 928.774.8934 fax 928.774.8934 fax www.gardurra.com	FLAGSTAFF ARIZONA HIGHWAY 180 CROSSING C.O.F. IMPROVEMENT PLANS	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY					Contact Arizona 811 at least two full working days before you begin excavation Call 811 or click Arizona811.com
NO.	DESCRIPTION	DATE	BY									
DRAWING NO. IP01			SHT NO. OF 10 OF 13									

Exhibit 3

Exhibit 'A'

LEGAL DESCRIPTION

APN: 111-01-025D

A portion of that parcel of land as described in Docket 1086, Page 388, Official Records of Coconino County, lying within the southwest quarter of Section 4, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southwesterly corner of said parcel, said point being in common with the northeasterly Right-of-Way line of U.S. Highway 180 (Fort Valley Road), from which the southeasterly corner of said parcel bears North 72°11'21" East, 752.39 feet (Basis of Bearing) and the **TRUE POINT OF BEGINNING;**

Thence leaving said Right-of-Way line, and along the southerly line of said parcel, North 72°11'21" East, 306.86 feet;

Thence leaving said southerly line, North 57°00'22" West, 259.52 feet;

Thence South 67°16'47" West, 196.73 feet to a point on said Right-of-Way line, and the westerly line of said parcel, said point being the beginning of a non-tangent curve concave to the east, having a radius of 3596.22 feet and a central angle of 2°51'16" and being subtended by a chord which bears South 29°17'33" East, 179.15 feet;

Thence along said Right-of-Way line, and said westerly line, and southerly along said curve, 179.17 feet;

Thence continuing along said Right-of-Way line, and the southerly line of said parcel, North 59°11'38" East, 15.01 feet;

Thence continuing along said Right-of-Way line, and said southerly line, South 31°09'01" East, 12.44 feet to the **TRUE POINT OF BEGINNING;**

Containing 50,787 square feet, or 1.17 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.

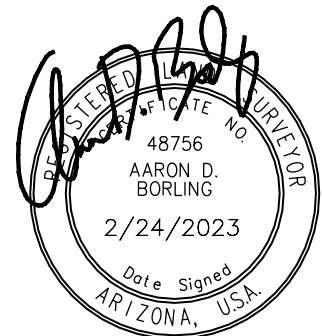


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA

PLOTTED: Feb 24, 2023-4:30pm

FILE: \\VR-FILEFLAG\DATA\PROJECTS\2023\223008\SURVEY\LEGAL DESCRIPTIONS\EXHIBITS\111-01-025D DRAINAGE EASEMENT.DWG ABORLING

APN 111-19-015

SUBJECT PARCEL
APN 111-01-025D

AREA DESCRIBED
50,787 SF

U.S. HWY 180
FORT VALLEY RD

S 67°16'47" W 196.73'

N 57°00'22" W 259.52'

L=179.17, R=3596.22
Δ=25°16"

306.86'
N 72°11'21" E 752.39'
BASIS OF BEARING

APN 110-14-003

APN 111-01-009Y

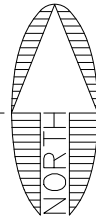
S 31°09'01" E 12.44'

P.O.B.

APN 111-01-010G

N 59°11'38" E 15.01'

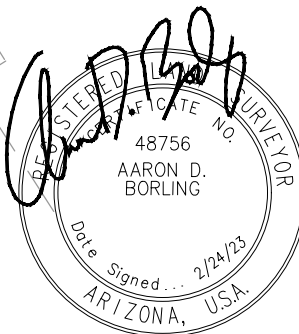
APN 111-01-012C



SCALE: 1" = 80



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.ardurra.com

JOB NO.	223008
DATE	FEB 23
SCALE	AS SHOWN
DRAWN	JEE
DESIGN	
CHECKED	ADB

FLAGSTAFF,
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

Exhibit 'A'

LEGAL DESCRIPTION

APN: 111-01-025D

A portion of that parcel of land as described in Docket 1086, Page 388, Official Records of Coconino County, lying within the southwest quarter of Section 4, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southwesterly corner of said parcel, said point being in common with the northeasterly Right-of-Way line of U.S. Highway 180 (Fort Valley Road), from which the southeasterly corner of said parcel bears North 72°11'21" East, 752.39 feet (Basis of Bearing) and the **TRUE POINT OF BEGINNING;**

Thence leaving said Right-of-Way line, and along the southerly line of said parcel, North 72°11'21" East, 326.21 feet;

Thence leaving said southerly line, North 57°00'22" West, 279.68 feet;

Thence South 67°16'47" West, 205.98 feet to a point on said Right-of-Way line, and the westerly line of said parcel, said point being the beginning of a non-tangent curve concave to the east, having a radius of 3596.22 feet and a central angle of 3°05'40" and being subtended by a chord which bears South 29°10'21" East, 194.20 feet;

Thence along said Right-of-Way line, and said westerly line, and southerly along said curve, 194.22 feet;

Thence continuing along said Right-of-Way line, and the southerly line of said parcel, North 59°11'38" East, 15.01 feet;

Thence continuing along said Right-of-Way line, and said southerly line, South 31°09'01" East, 12.44 feet to the **TRUE POINT OF BEGINNING;**

Containing 57,852 square feet, or 1.33 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.

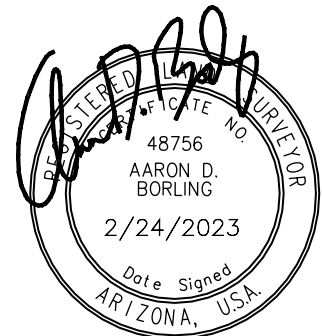


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA

PLOTTED: Feb 24, 2023-4:07pm

FILE: \\VR-FILEFLAG\DATA\PROJECTS\2023\223008\SURVEY\LEGAL DESCRIPTIONS\EXHIBITS\111-01-025D CONSTRUCTION EASEMENT.DWG ABORLING

APN 111-19-015

SUBJECT PARCEL
APN 111-01-025D

AREA DESCRIBED
57,836 SF

U.S. HWY 180
FORT VALLEY RD

S 67°16'47" W 205.98'

N 57°00'22" W 279.68'

L=194.22, R=3596.22
Δ=3°05'40"

326.21'
N 72°11'21" E 752.39'
BASIS OF BEARING

APN 110-14-003

APN 111-01-009Y

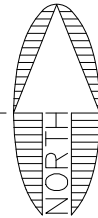
S 31°09'01" E 12.44'

P.O.B.

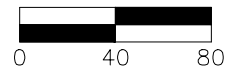
APN 111-01-010G

N 59°11'38" E 15.01'

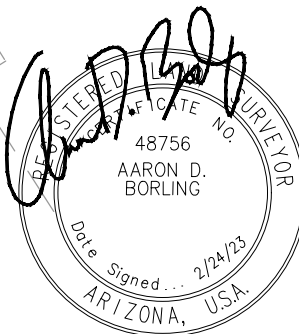
APN 111-01-012C



SCALE: 1" = 80



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.ardurra.com

JOB NO.	223008
DATE	FEB 23
SCALE	AS SHOWN
DRAWN	JEE
DESIGN	
CHECKED	ADB

FLAGSTAFF,
ARIZONA

LEGAL EXHIBIT

SHEET

2

OF 2

Exhibit 'A'

LEGAL DESCRIPTION

APN: 111-01-009Y

A portion of that parcel of land as described in Docket 925, Page 492, Official Records of Coconino County, lying within the southwest quarter of Section 4, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southeasterly corner of said parcel, said point being in common with the southwesterly Right-of-Way line of U.S. Highway 180 (Fort Valley Road), from which the southwesterly corner of said parcel bears South 59°06'07" West, 723.96 feet (Basis of Bearing), and the **TRUE POINT OF BEGINNING**;

Thence leaving said Right-of-Way line, and along the southerly line of said parcel, South 59°06'07" West, 566.75 feet;

Thence leaving said southerly line, North 32°02'39" West, 67.64 feet;

Thence North 57°57'21" East, 58.19 feet;

Thence South 30°51'23" East, 27.79 feet;

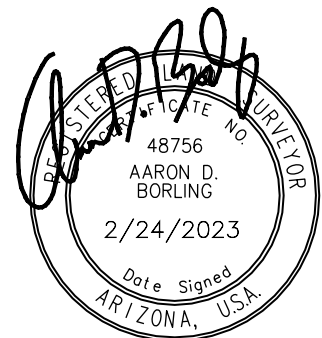
Thence North 59°08'36" East, 510.90 feet to a point on said Right-of-Way line, and the easterly line of said parcel;

Thence along said Right-of-Way line, and said easterly line, South 29°32'57" East, 40.64 feet to the **TRUE POINT OF BEGINNING**.

Containing 24,756 square feet, or 0.57 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.

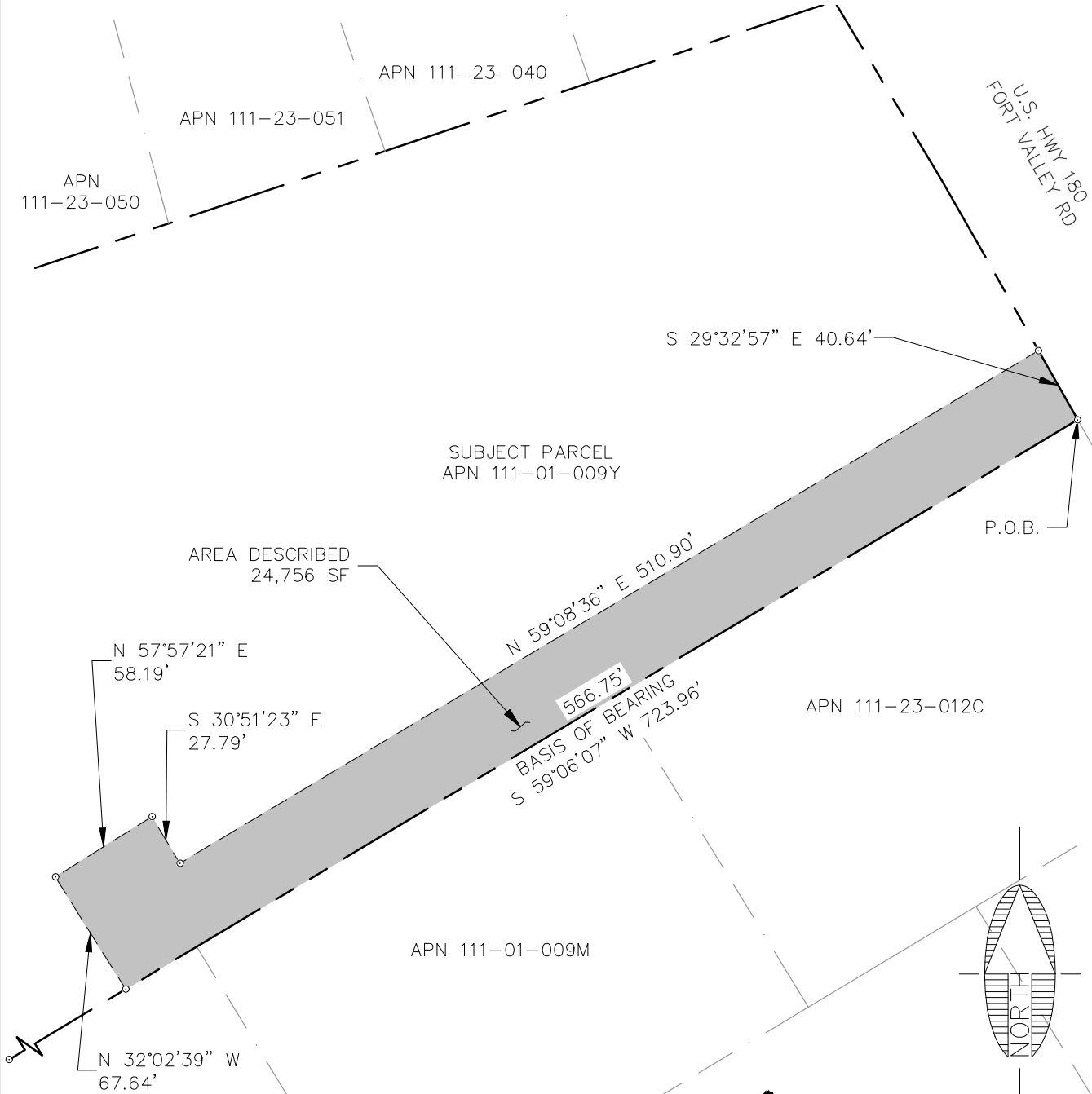


PLOTTED: Feb 24, 2023-2:47pm

FILE: \\VR-FILEFLAG\DATA\PROJECTS\2023\223008\SURVEY\LEGAL DESCRIPTIONS\EXHIBITS\111-01-009Y DRAINAGE EASEMENT.DWG ABORLING

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA



U.S. HWY 180
FORT VALLEY RD

SUBJECT PARCEL
APN 111-01-009Y

AREA DESCRIBED
24,756 SF

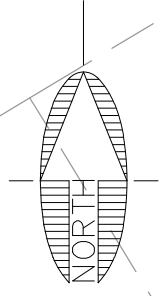
566.75'
BASIS OF BEARING
S 59°06'07\" W 723.96'

P.O.B.

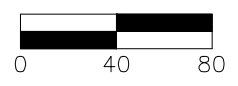
APN 111-23-012C

APN 111-01-009M

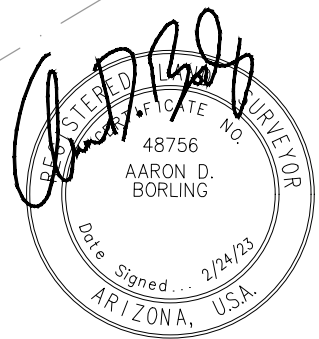
APN 111-01-009K



SCALE: 1" = 80'



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.ardurra.com

JOB NO.	223008
DATE	FEB 23
SCALE	AS SHOWN
DRAWN	JEE
DESIGN	
CHECKED	ADB

FLAGSTAFF, ARIZONA	LEGAL EXHIBIT

Exhibit 'A'

LEGAL DESCRIPTION

APN: 111-01-009Y

A portion of that parcel of land as described in Docket 925, Page 492, Official Records of Coconino County, lying within the southwest quarter of Section 4, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the southeasterly corner of said parcel, said point being in common with the southwesterly Right-of-Way line of U.S. Highway 180 (Fort Valley Road), from which the southwesterly corner of said parcel bears South 59°06'07" West, 723.96 feet (Basis of Bearing), and the **TRUE POINT OF BEGINNING**;

Thence leaving said Right-of-Way line, and along the southerly line of said parcel, South 59°06'07" West, 581.75 feet;

Thence leaving said southerly line, North 32°02'39" West, 82.34 feet;

Thence North 57°57'21" East, 88.50 feet;

Thence South 30°51'23" East, 28.10 feet;

Thence North 59°08'36" East, 446.32 feet;

Thence North 30°51'24" East, 52.54 feet;

Thence North 59°08'36" East, 51.12 feet to a point on said Right-of-Way line, and the easterly line of said parcel;

Thence along said Right-of-Way line, and said easterly line, South 29°32'57" East, 108.21 feet to the **TRUE POINT OF BEGINNING**.

Containing 37,608 square feet, or 0.86 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.

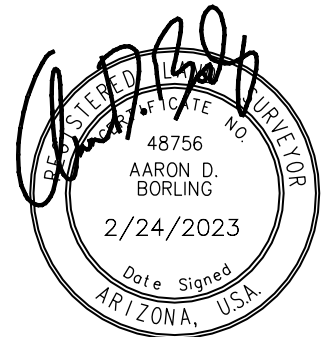
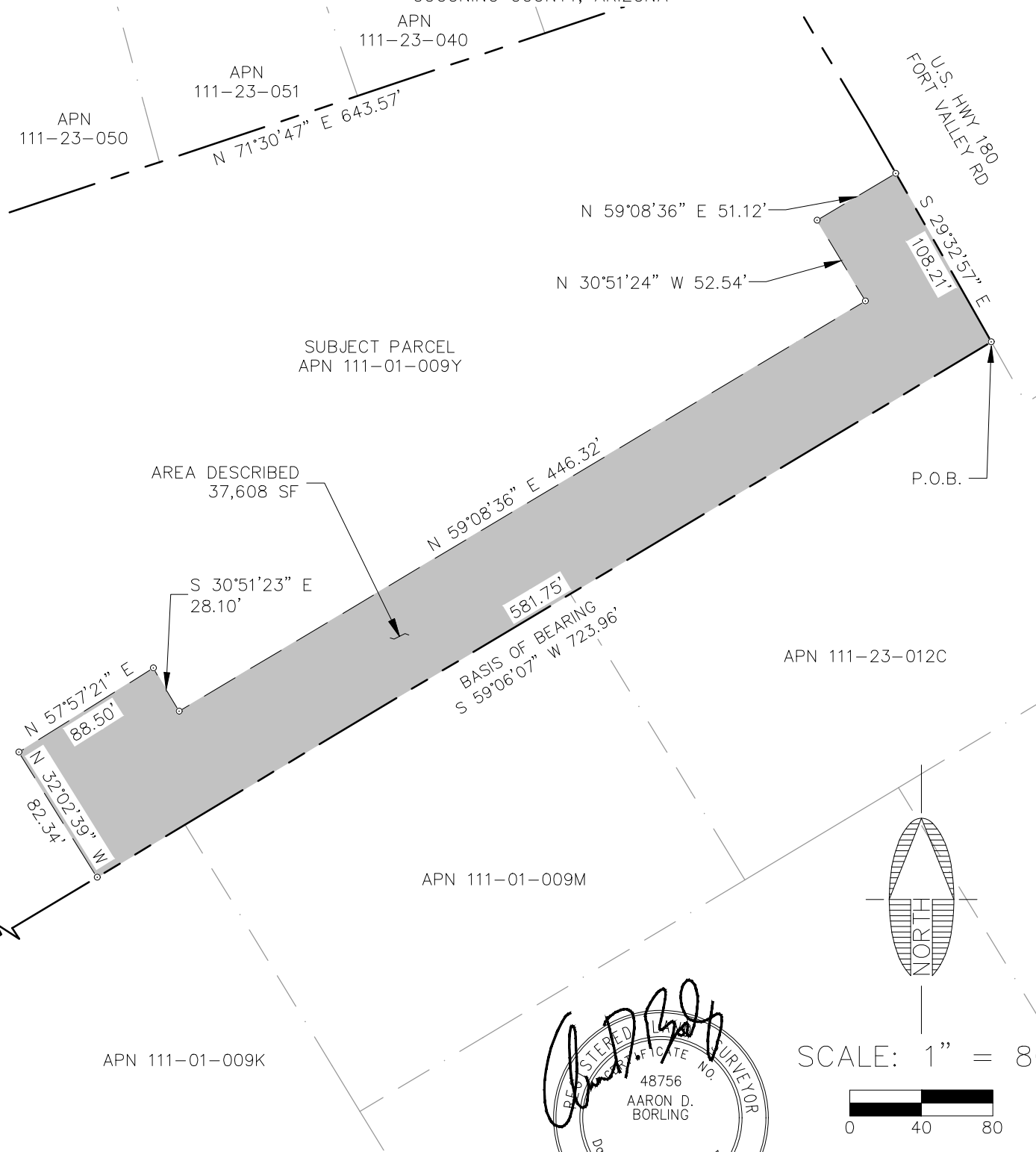


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 21 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA

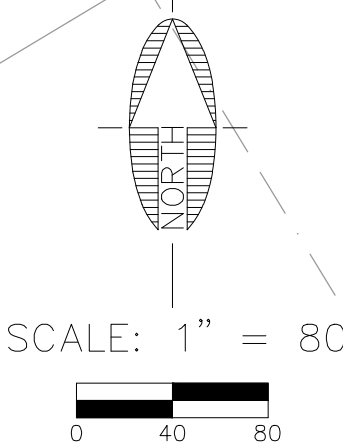
PLOTTED: Feb 24, 2023--2:45pm
 FILE: \\VR-FILEFLAG\DATA\PROJECTS\2023\223008\SURVEY\LEGAL DESCRIPTIONS\EXHIBITS\111-01-009Y CONSTRUCTION EASEMENT.DWG ABORLING



SUBJECT PARCEL
APN 111-01-009Y

AREA DESCRIBED
37,608 SF

NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.



110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.ardurra.com

JOB NO.	223008
DATE	FEB 23
SCALE	AS SHOWN
DRAWN	JEE
DESIGN	
CHECKED	ADB

FLAGSTAFF,
ARIZONA

LEGAL EXHIBIT

SHEET
2
OF 2

Exhibit 'A'

LEGAL DESCRIPTION

APN: 111-01-010G

A portion of that parcel of land as described in Instrument Number 3581559, Official Records of Coconino County, lying within the southwest quarter of Section 4, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at the northwesterly corner of said parcel, said point being in common with the northeasterly Right-of-Way line of U.S. Highway 180 (Fort Valley Road), from which the northeasterly corner of said parcel bears North 72°09'30" East, 418.44 feet (Basis of Bearing);

Thence leaving said Right-of-Way line, and along the northerly line of said parcel, North 72°09'30" East, 103.03 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northerly line, North 72°11'21" East, 132.31 feet;

Thence leaving said northerly line, South 17°44'52" East, 23.26 feet;

Thence South 72°15'08" West, 132.31 feet;

Thence North 17°44'52" West, 23.11 feet to the **TRUE POINT OF BEGINNING**;

Containing 3,068 square feet, or 0.07 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.

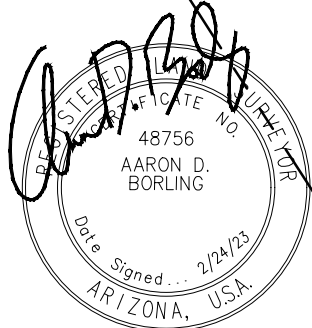
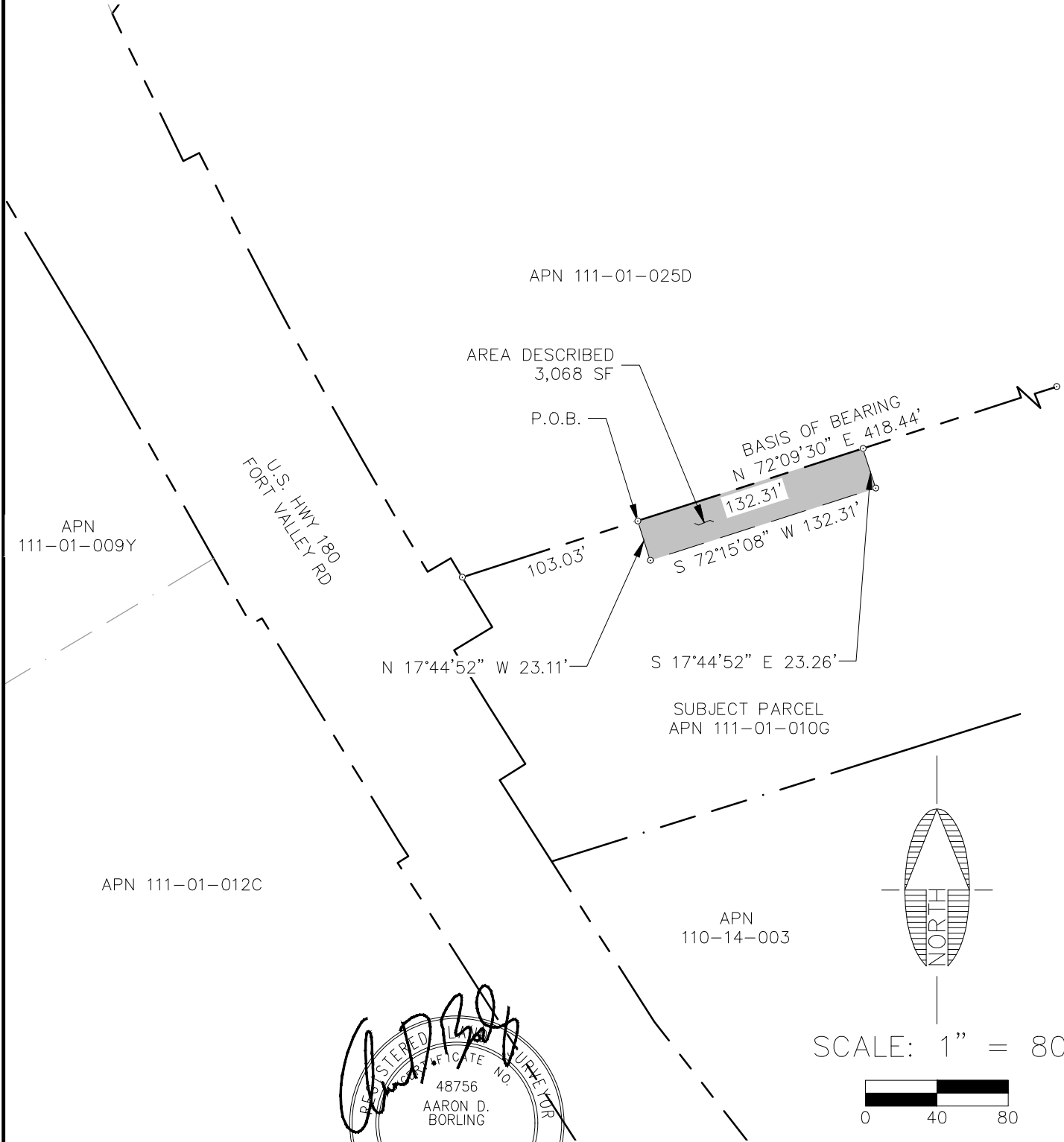


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION


A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA

PLOTTED: Feb 24, 2023-3:33pm

FILE: \\VR-FILEFLAG\DATA\PROJECTS\2023\223008\SURVEY\LEGAL DESCRIPTIONS\EXHIBITS\111-01-010G CONSTRUCTION EASEMENT.DWG ABORLING



NOTE:
THIS EXHIBIT DOES NOT REPRESENT THE
RESULTS OF A BOUNDARY SURVEY AND
SHOULD NOT BE CONSTRUED AS ONE.
ITS SOLE PURPOSE IS TO DEPICT THE
LOCATION OF THE AREA DESCRIBED.

 Shepherd Wesnitzer, Inc. An ARDURRA Company	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.ardurra.com	JOB NO. 223008	FLAGSTAFF, ARIZONA	SHEET 2 OF 2
		DATE FEB 23 SCALE AS SHOWN DRAWN JEE DESIGN CHECKED ADB		

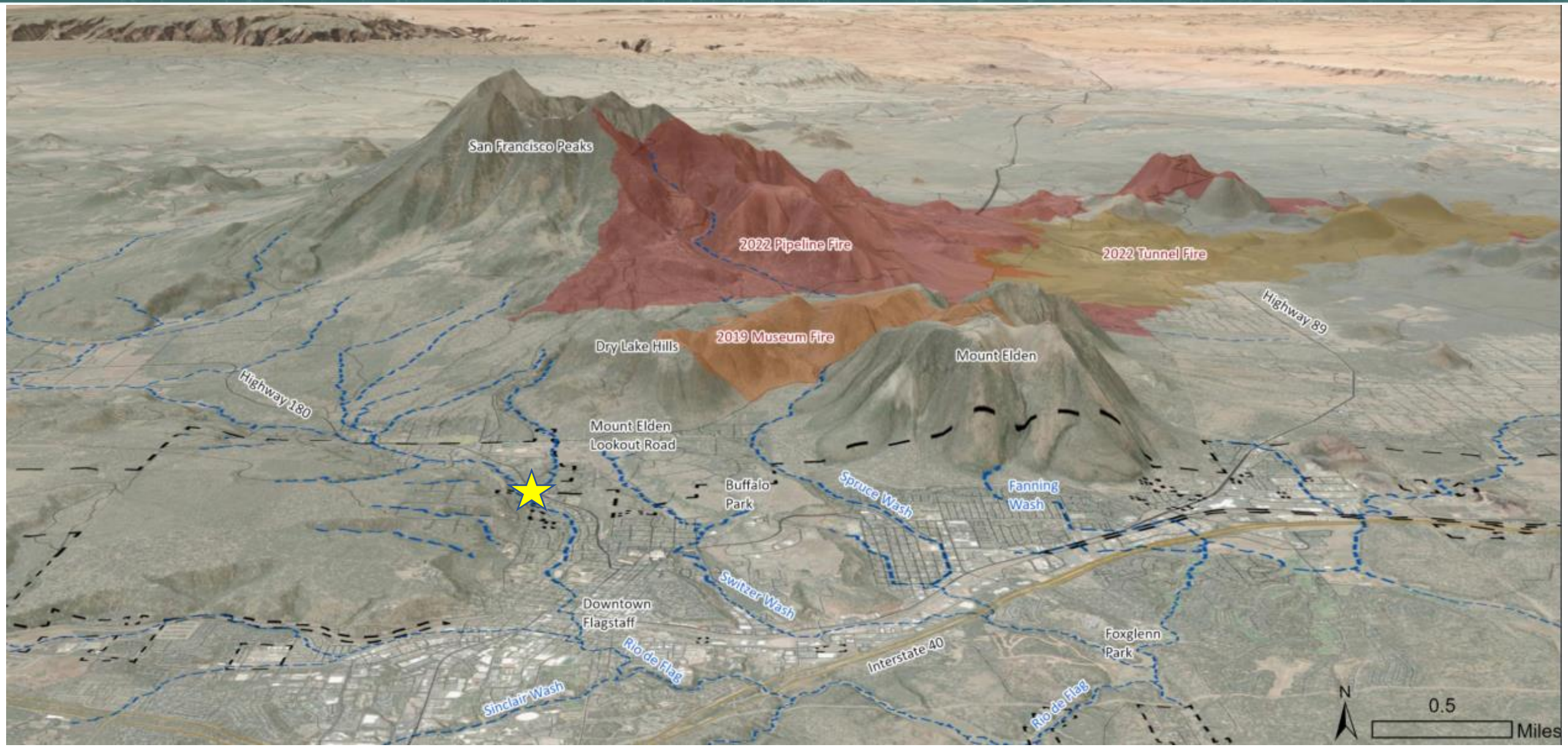
Highway 180 Culvert Project

Property Acquisition



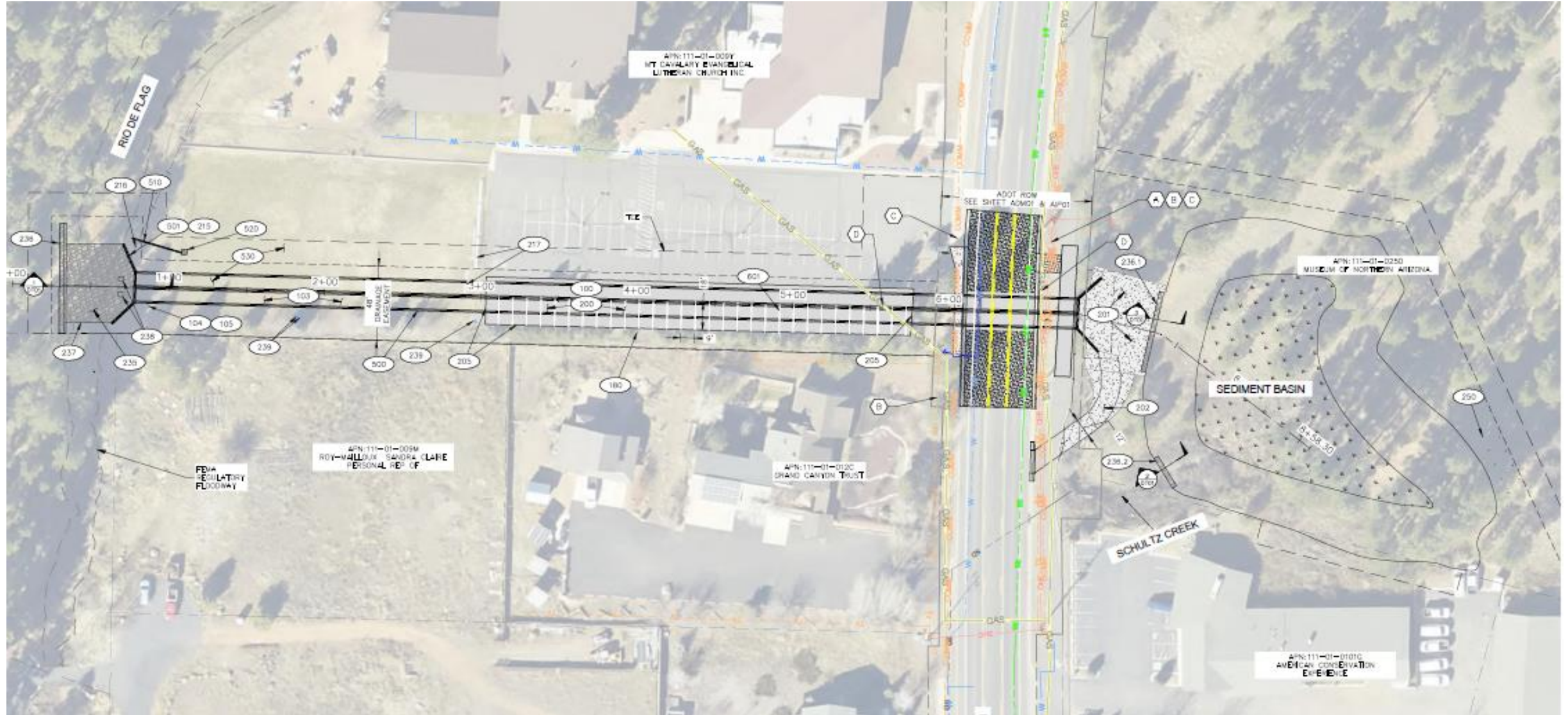


Vicinity Map





30% Design





Required Private Property Acquisitions

FLAGSTAFF Parcel No.	Assesor's Parcel Number and/or Legal Description	Owner	Site Address / Owner Address	Approx. Square Footage	Property Interest Being Acquired
HW180-01	111-01-025D	MUSEUM OF NORTHERN ARIZONA	3101 N FORT VALLEY RD FLAGSTAFF, AZ 86001	57,852	Drainage Easement and Temporary Construction Easement
HW180-02	111-01-009Y	MT CAVALARY EVANGELICAL LUTHERAN CHURCH INC	2605 N FORT VALLEY RD FLAGSTAFF, AZ 86001	37,608	Drainage Easement and Temporary Construction Easement
HW180-03	111-01-010G	AMERICAN CONSERVATION EXPERIENCE	2900 N FORT VALLEY RD FLAGSTAFF, AZ 86001	3,068	Temporary Construction Easement



Questions / Discussion

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Bryce Doty, Real Estate Manager
Date: 04/12/2023
Meeting Date: 04/18/2023



TITLE:

Consideration and Adoption of Ordinance No. 2023-09: An ordinance of the City Council of the City of Flagstaff dedicating a public access easement across city-owned property located at 3500 N. West St.; providing for delegation of authority, repeal of conflicting ordinances, severability, clerical corrections, and establishing an effective date

STAFF RECOMMENDED ACTION:

- 1) Read Ordinance No. 2023-09 by title only for the final time
- 2) City Clerk reads Ordinance No. 2023-09 by title only (if approved above)
- 3) Adopt Ordinance No. 2023-09

Executive Summary:

Recent Spruce Wash flooding has created parking and access issues for residents on Grandview Drive. The City owns the 60,079 Square foot unimproved property at 3050 N West St., South of Grandview Drive (Assessor Parcel Number 109-02-001P). This ordinance dedicates a 1,988 square foot public access easement on the City-owned property which will provide alternative access to adjacent residences provided the adjacent owners build and maintain the improvements within the public access easement. This would be used as alternate access to the residential properties located at 1131 E Linda Vista Dr., 3513 N Grandview Dr., and 3509 N Grandview Dr. (APN 109-04-015, 014, and 013).

Should the eventual development of the City parcel require modification of this easement, the City has retained the right to relocate the easement within the City parcel provided that access to the adjacent owners is maintained.

Financial Impact:

There is no cost to dedicate the public access easement on the City-owned property.

Policy Impact:

None.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

ORDINANCE NO. 2023-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF DEDICATING A PUBLIC ACCESS EASEMENT ACROSS CITY-OWNED PROPERTY LOCATED AT 3050 N. WEST ST; PROVIDING FOR DELEGATION OF AUTHORITY, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City Council desires to dedicate a public access easement across City-owned property located at 3050 N. West St for the purpose of providing alternative access to adjacent properties affected by flooding along Grandview Drive.

ENACTMENTS:

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General

The Flagstaff City Council hereby authorizes the dedication of a public access easement, in the form attached hereto as Exhibit 1.

SECTION 2. Delegation of Authority

The Mayor is hereby authorized to execute the public access easement, and the City Clerk and the Real Estate Manager, or their delegates or agents, are hereby authorized and directed to take all steps necessary to acquire to carry out the purpose and intent of this ordinance. The City Clerk is directed to record the Public Access Easement.

SECTION 3. Repeal of Conflicting Ordinances

Any ordinances and parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed.

SECTION 4. Severability

That if any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the City Code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 5. Clerical Corrections

The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the Flagstaff City Code.

SECTION 6. Effective Date.

This ordinance shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 18th day of April, 2023.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Attachments:

Exhibit 1 – Public Access Easement, including legal description

When recorded, return to:
City Clerk
211 West Aspen Avenue
Flagstaff, Arizona 86001

Coconino County APN:

PUBLIC ACCESS EASEMENT

The City of Flagstaff, an Arizona municipal corporation, ("Grantor"), hereby dedicates to the public a non-exclusive easement for ingress and egress purposes over and across the real property legally described and depicted in the attached Exhibit A-1 and Exhibit B-1 ("easement"), subject to the following terms and conditions:

1. No parking is allowed within the easement. The easement is not granted for public utility uses; provided, however, any public utility seeking to locate within the easement area may request a separate easement from Grantor, which Grantor in its sole discretion may approve or deny.
2. Grantor may remove, alter, or maintain vegetation, improvements, or obstructions within the easement that conflict with ingress and egress purposes.
3. Grantor at its option may improve the easement for ingress and egress purposes. Nothing herein shall be construed to require Grantor to construct or maintain a path or driveway.
4. The easement may be used for motorized vehicular access to adjacent properties legally described in the attached Exhibit C ("the adjacent properties") upon condition that the owners of the adjacent at their expense construct and maintain a residential driveway, in the approximate location as shown on the map attached Exhibit D ("the residential driveway"), and upon condition that the residential driveway meets engineering standards of the City of Flagstaff, Arizona, acting in its governmental capacity, and upon condition that the owners of the adjacent property owners shall indemnify and hold harmless the City of Flagstaff, its elected officials, officers, employees, and agents from and against any personal injury, property damage or liability arising from stormwater or flooding, if any, to the extent it flows along the residential driveway.
5. The owners of the adjacent properties may remove, alter, or maintain vegetation, improvements, or obstructions within the easement that conflict with ingress and egress purposes.
6. The owners of the adjacent properties shall not erect signs indicating that the residential driveway is a private driveway. The driveway (at least that portion located within the easement) may be used by the public.
7. Grantor reserves the right to relocate the easement to a new location within Grantor's real property legally described in the attached Exhibit E ("Grantor's Property"), so long as Grantor at its expense provides a minimum twenty-foot (20') wide public access easement or public

right-of-way connecting from driveway entrances on the adjacent properties at the approximate locations as depicted on the map attached hereto as Exhibit D. If Grantor exercises its right to relocate the easement, then upon completion of relocation, Grantor will cause a notice of relocation of easement to be recorded along with a new Exhibit A which shall replace the Exhibit A attached hereto. This notice of relocation of easement shall have the effect of abandoning the prior easement location and establishing a new easement location.

8. The easement granted herein is perpetual and shall run with the land and be binding upon the Grantor and its heirs, assigns, and successors in interest.

IN WITNESS WHEREOF, Grantor has caused this access road easement to be executed this ____ day of _____, 202__.

Grantor: _____

By: _____

Title: _____

Its authorized representative

STATE OF _____)
County of _____) ss.

ACKNOWLEDGEMENT

On this _____ day of _____, 202__, before me, a Notary Public, personally appeared _____, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and who acknowledged that he or she executed the same for the purposes therein contained.

Notary Public

(Seal)

Attachments:

Exhibit A-1 Legal description of easement area

Exhibit B-1 Legal depiction of easement area

Exhibit C Legal descriptions of three (3) adjacent properties

Exhibit D Concept sketch for driveway and driveway entrances

Exhibit E Legal description of Grantor's property

Exhibit A-1 Legal Description

Following is a description of a parcel of land which is a portion of the parcel described in Exhibit A-1 in Instrument 3845125, located in the northwest quarter of Section 11, Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona. Note: All references to recorded instruments refer to the records of the Coconino County Recorder's Office.

The access easement is more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of the parcel of land described in Exhibit A-1 in Instrument 3845125, which is common with the southwest corner of Lot 80 of Grandview Homes, Unit 2 recorded in Book 2 of Maps, Page 114. Note: The north line of the parcel of land described in Exhibit A-1 is common with the southerly lines of Lots 78, 79 and 80 of Grandview Homes, Unit 2 recorded in Book 2 of Maps, Page 114.

THENCE South 70°25'19" East along the north line of the parcel of land described in Exhibit A-1, 23.05 feet to the **TRUE POINT OF BEGINNING** of this description:

THENCE South 70°25'19" East along the north line of the parcel of land described in Exhibit A-1, 121.05 feet;

THENCE South 19°34'41" West, 10.18 feet;

THENCE North 70°25'19" West, 80.96 feet;

THENCE along a curve to the left having a radius of 14.00 feet, a central angle of 53°40'12" and an arc length of 13.11 feet, (chord bearing of South 82°44'35" West, chord length of 12.64 feet);

THENCE South 55°54'29" West, 14.17 feet;

THENCE North 86°23'18" West, 36.05 feet to the easterly right of way line of Linda Vista Drive as shown in Case 1, Map 149;

THENCE North 06°16'06" East along the easterly right of way line of Linda Vista Drive, 16.02 feet;

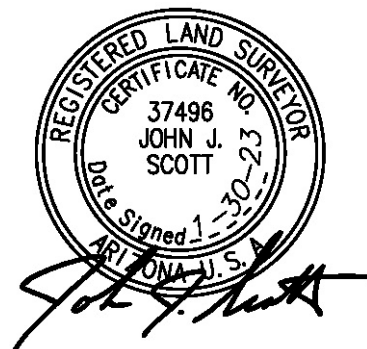
THENCE South 86°23'18" East, 23.19 feet;

THENCE North 03°36'42" East, 15.87 feet to the **TRUE POINT OF BEGINNING** of this description,

The above described access easement contains an area of 1988.88 square feet, 0.046 acres mor or less.

For a drawing of the above described easement refer to **Exhibit B-1**, which by this reference is made part of this description.

City File No. _____



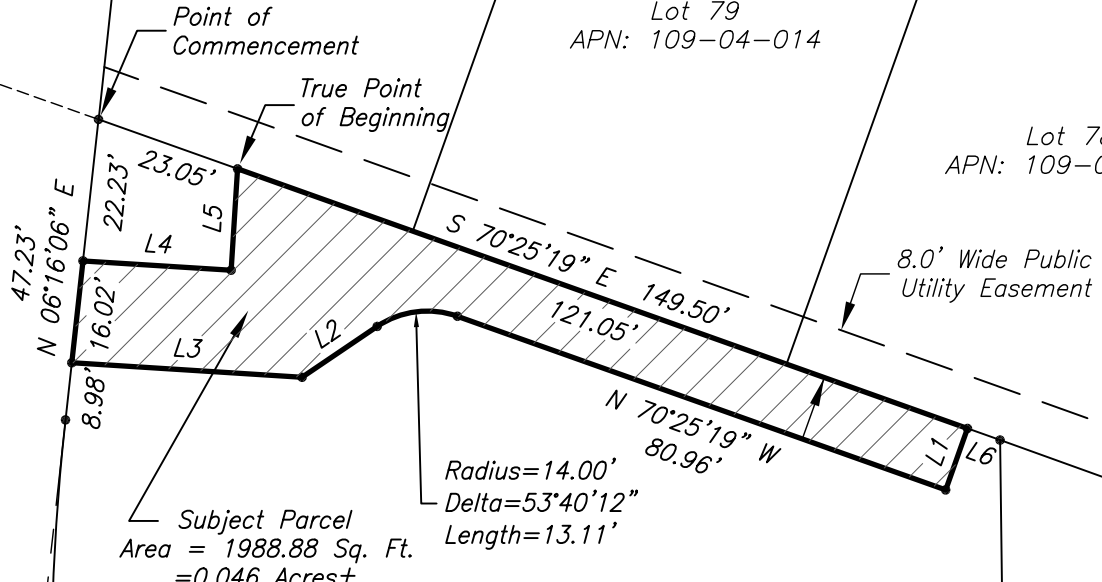
Linda Vista Drive
Case 1, Map 149

Lot 80
APN: 109-04-015

Grandview Homes, Unit 2
Book 2, Page 114

Lot 79
APN: 109-04-014

Lot 78
APN: 109-04-013

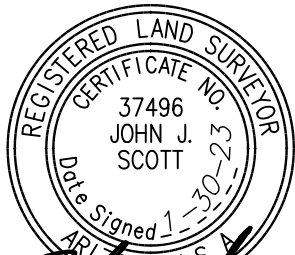


Subject Parcel
Area = 1988.88 Sq. Ft.
= 0.046 Acres ±

Radius = 14.00'
Delta = 53°40'12"
Length = 13.11'

LINE	BEARING	DISTANCE
L1	S 19°34'41" W	10.18'
L2	S 55°54'29" W	14.17'
L3	N 86°23'18" W	36.05'
L4	S 86°23'18" E	23.19'
L5	N 03°36'42" E	15.87'
L6	S 70°25'19" E	5.27'

Instrument 3845125
Exhibit A-1
APN: 109-02-001P



John J. Scott

Exhibit B-1

A parcel of land which is a portion of the parcel described in Exhibit A-1 in Instrument 3845125, located in the northwest quarter of Section 11, Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona.

City File No. _____



**ARIZONA
SURVEYING**

Arizona Surveying, Inc
1843 W. Heavenly Ct
Flagstaff, AZ 86001



Scale 1" = 30'

Exhibit C

Adjacent Property Legal Descriptions

3509 N GRANDVIEW DR FLAGSTAFF, AZ 86004:

Lot 78 of Grandview Homes, Unit 2 recorded in Book 2 of Maps, Page 114, located in the northwest quarter of Section 11, Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona.

3513 N GRANDVIEW DR FLAGSTAFF, AZ 86004:

Lot 79 of Grandview Homes, Unit 2 recorded in Book 2 of Maps, Page 114, located in the northwest quarter of Section 11, Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona.

1131 E LINDA VISTA DR FLAGSTAFF, AZ 86004:

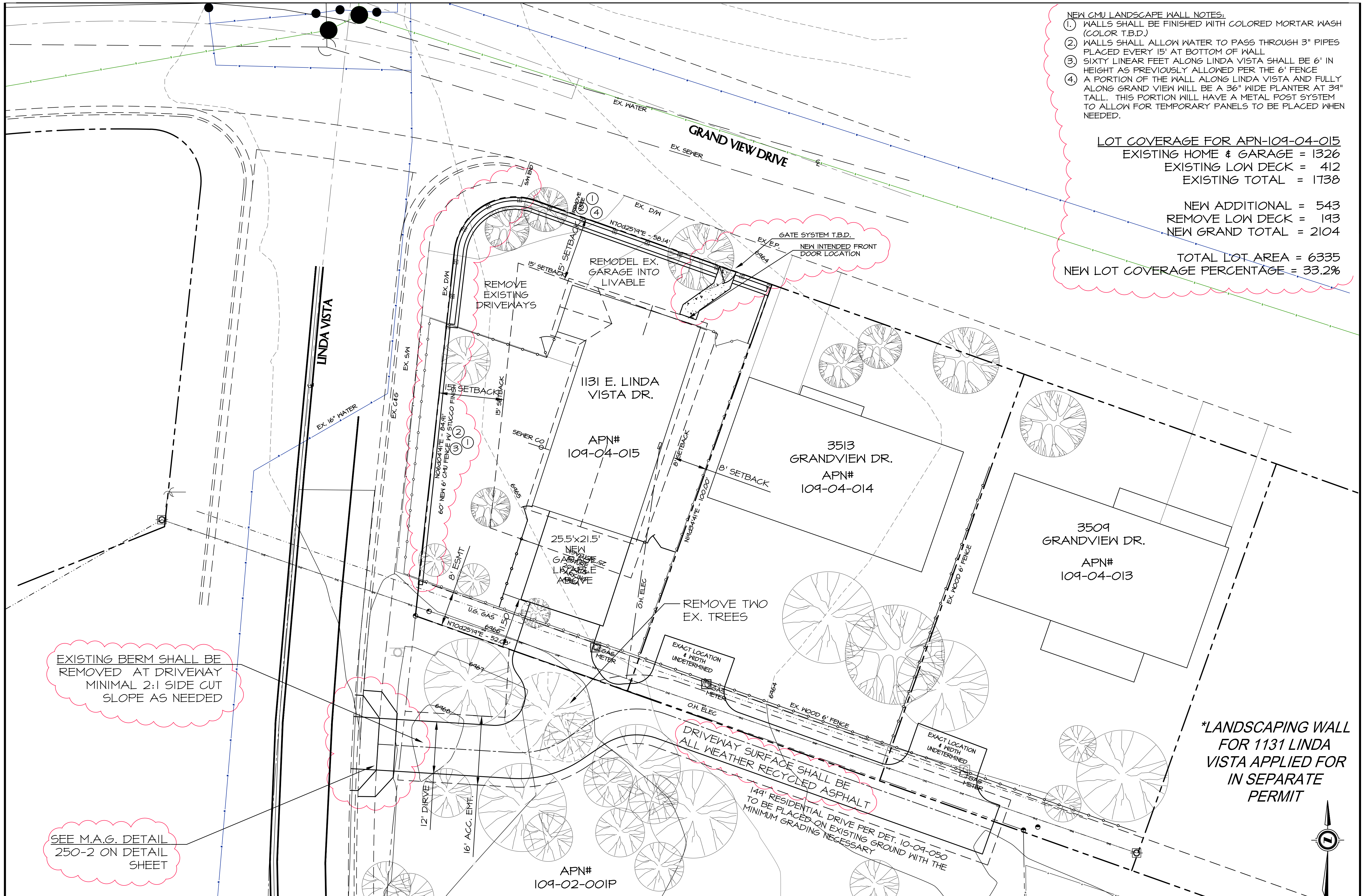
Lot 80 of Grandview Homes, Unit 2 recorded in Book 2 of Maps, Page 114, located in the northwest quarter of Section 11, Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona.

- NEW CMU LANDSCAPE WALL NOTES:**
- WALLS SHALL BE FINISHED WITH COLORED MORTAR WASH (COLOR T.B.D.)
 - WALLS SHALL ALLOW WATER TO PASS THROUGH 3" PIPES PLACED EVERY 15' AT BOTTOM OF WALL
 - SIXTY LINEAR FEET ALONG LINDA VISTA SHALL BE 6' IN HEIGHT AS PREVIOUSLY ALLOWED PER THE 6' FENCE
 - A PORTION OF THE WALL ALONG LINDA VISTA AND FULLY ALONG GRAND VIEW WILL BE A 36" WIDE PLANTER AT 39" TALL. THIS PORTION WILL HAVE A METAL POST SYSTEM TO ALLOW FOR TEMPORARY PANELS TO BE PLACED WHEN NEEDED.

LOT COVERAGE FOR APN-109-04-015
 EXISTING HOME & GARAGE = 1326
 EXISTING LOW DECK = 412
 EXISTING TOTAL = 1738

NEW ADDITIONAL = 543
 REMOVE LOW DECK = 193
 NEW GRAND TOTAL = 2104

TOTAL LOT AREA = 6335
 NEW LOT COVERAGE PERCENTAGE = 33.2%



EXISTING BERM SHALL BE REMOVED AT DRIVEWAY MINIMAL 2:1 SIDE CUT SLOPE AS NEEDED

SEE M.A.G. DETAIL 250-2 ON DETAIL SHEET

*LANDSCAPING WALL FOR 1131 LINDA VISTA APPLIED FOR IN SEPARATE PERMIT

THE INTENTION FOR THE NEW ACCESS EASEMENT IS TO PROVIDE ALTERNATE ACCESS TO PARCELS 109-04-015, 109-04-014, 109-04-013 WHICH WILL ALLOW FOR LANDSCAPING WALLS ON THE NORTH SIDES OF THE LOTS FOR A DEFENDABLE SITUATION FROM THE WATERS

ALLEY CONCEPT SKETCH

Scale 1"=10'-0"
 1-FT CONT.

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE

CITY OF FLAGSTAFF
 ANISSA DOTEN
 DAVID & KIMBERLY KAHLER
 KURT MATTOCKS

CHUCK RUSCHER
 DESIGN CONSULTANT
 5 MONTE VISTA LANE
 SEDONA, ARIZONA 86636
 (928) 607-3060

LINDA VISTA
 ALLEY DETAILS

DATE: 7/22/22
 10/05/22 REV. PER CITY CONCEPT PLAN COMMENTS
 1/31/23 CORRECTED TYPOS

Exhibit E

A parcel of land being a portion of Lot 3, located in the Northwest quarter of Section 11, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, said parcel of land is more particularly described by metes and bounds as follows:

COMMENCING at the Center quarter corner of Section 11, monumented with a brass cap, from which point the West quarter corner of Section 11, monumented with an aluminum cap, LS 4321, bears South $89^{\circ} 57' 40''$ West, a distance of 2632.82 feet;

Thence North $00^{\circ} 47' 27''$ West, along the North-South mid-section line of Section 11, a distance of 498.88 feet to the intersection with the East right of way line of West Street as described in Docket 1473, Page 149, records of Coconino County, Arizona, the TRUE POINT OF BEGINNING of this description;

Thence Northwesterly along the East right of way line of West Street and along a curve to the right whose center point bears North $62^{\circ} 10' 11''$ East, having a radius of 416.97 feet and a central angle of $13^{\circ} 00' 02''$, an arc distance of 94.61 feet (chord bearing North $21^{\circ} 19' 48''$ West, chord distance of 94.41 feet);

Thence North $14^{\circ} 49' 47''$ West, along the East right of way line of West Street, a distance of 430.48 feet;

Thence Northerly along the East right of way line of West Street and along a curve to the right having a radius of 375.01 feet and a central angle of $21^{\circ} 02' 14''$, an arc distance of 137.69 feet (chord bearing North $04^{\circ} 18' 40''$ West, chord distance of 136.92 feet) to the East right of way line of Linda Vista as shown on the plat for McMillan Heights recorded in Case 1 of Maps, Page 149, records of Coconino County, Arizona;

Thence North $06^{\circ} 12' 27''$ East, along the East right of way line of Linda Vista, a distance of 47.23 feet to the South line of Grandview Homes, Unit Two, recorded in Book 2 of Maps, Page 114, records of Coconino County, Arizona;

Thence South $70^{\circ} 28' 58''$ East, along the South line of Grandview Homes, Unit Two, a distance of 149.50 feet to the Northwest corner of the parcel of land described in Instrument No. 3064250, records of Coconino County, Arizona, and to the North-South mid-section line of Section 11, monumented with a 2-inch brass cap marked "COF, 1962";

Thence South $00^{\circ} 47' 27''$ East, along the North-South mid-section line of Section 11, a distance of 637.68 feet to the TRUE POINT OF BEGINNING of this description.

The Basis of Bearings for this description is the North-South mid-section line of Section 11, which bears North $00^{\circ} 47' 27''$ West, according to Docket 1437, Page 149, records of Coconino County, Arizona.

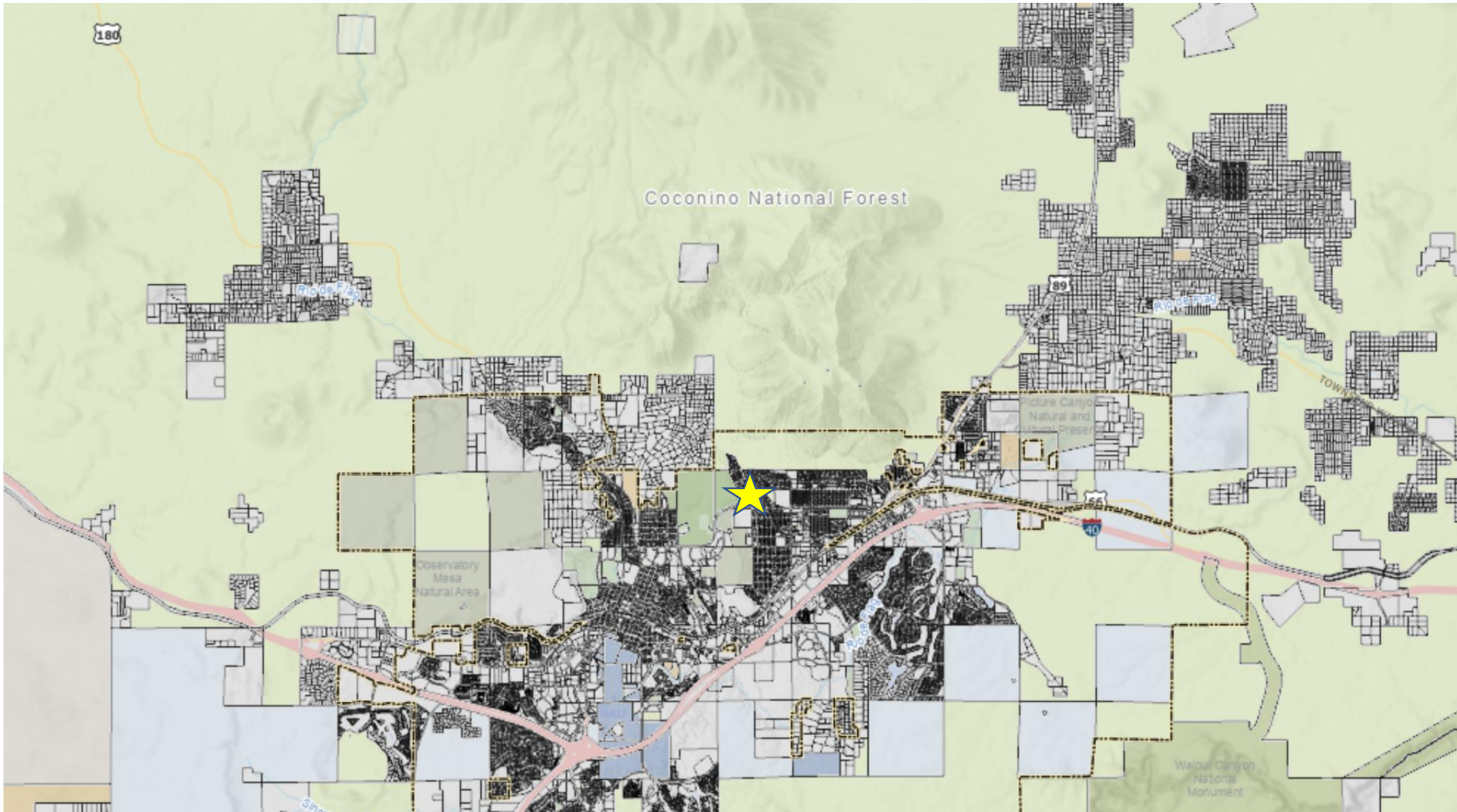
3050 N. West St. City Property

Public Access Dedication





Vicinity Map



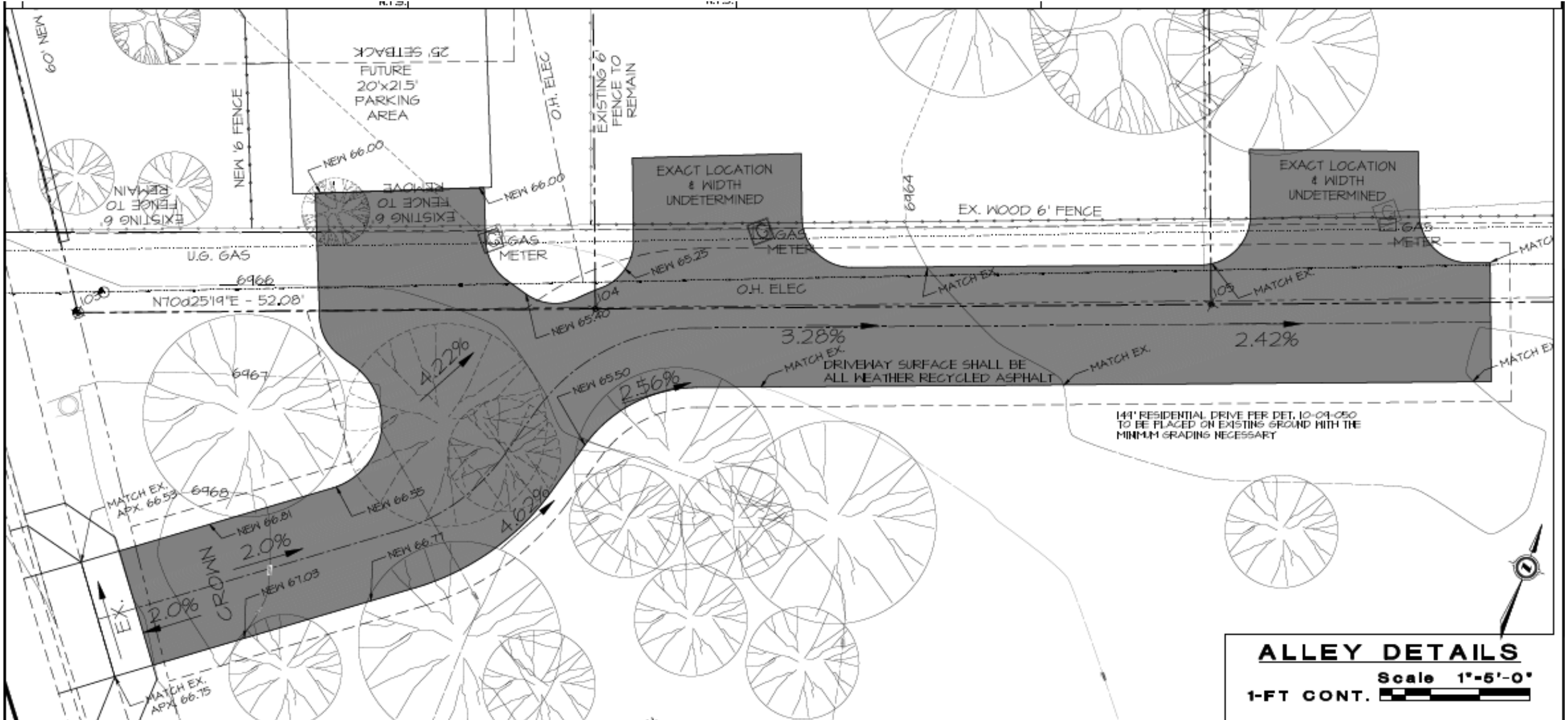


Vicinity Map





Concept Plan



ALLEY DETAILS
Scale 1"=5'-0"
1-FT CONT.



Streetview

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER





Concept Plan





Questions / Discussion

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Brandi Suda, Finance Director
Date: 04/12/2023
Meeting Date: 04/18/2023



TITLE:

Consideration and Approval of Audited Financial Reports: Year ending June 30, 2022

STAFF RECOMMENDED ACTION:

Approve the FY 2021-2022 Annual Comprehensive Financial Report and the FY 2021-2022 Single Audit Report

Executive Summary:

The City is required to perform an annual audit each year, pursuant to Arizona Revised Statutes (A.R.S.) Section 9-481 and the City Charter (Article VI, Section 5); this audit is commonly known as the Annual Comprehensive Financial Report (ACFR). The ACFR is reviewed by an independent auditor to provide reasonable assurance that the financial statements are free of material misstatements. In addition, the City also obtains an annual Single Audit as a condition of receiving federal assistance in excess of \$750,000. An independent auditor performs the Single Audit.

Pursuant to A.R.S. Section 9-481, the certified public accountant who performed the audit is to present audit results and any findings to the council in a regular meeting, without the use of a consent agenda, within 90 days of audit completion.

Financial Impact:

There is no financial impact on approving the City's Fiscal Year 2021-2022 Annual Comprehensive Financial Report (ACFR) or the FY 2021-2022 Single Audit.

Policy Impact:

None.

Connection to PBB Key Community Priorities/Objectives & Regional Plan:

Financial Reporting supports the Key Community Priority of High Performing Governance by furthering the following associated Objectives:

- Encourage public trust through transparency...
- Enhance the organization's fiscal stability..., and
- Implement innovative local government programs, new ideas & best practices; be recognized as a model for how others to follow

Previous Council Decision on This:

None.

Options and Alternatives:

- Approve the City's FY 2021-2022 ACFR and FY 2021-2022 Single Audit Report.
- Do not approve the City's FY 2021-2022 ACFR, FY 2021-2022 Single Audit report, and provide direction to the Audit Committee or independent auditor to address Council's questions/issues.

Background/History:

The City is required to perform an independent annual financial audit per City Charter Article VI, Section 5 which states:

"Prior to the end of each fiscal year, the Council shall designate an independent Certified Public Accountant, who, as of the end of the fiscal year, shall make up an audit of accounts and other evidence of financial transactions of the City government, and shall submit a long-form report, including recommendations concerning policy and fiscal procedures, to the Council, and to the City Manager. Such accountant shall have no personal interest, direct or indirect, in the fiscal affairs of the City government or of any of its officers. The accountant shall, within specifications approved by the Council, post-audit the books and documents kept by the City, and any separate or subordinate accounts kept by any other office, department, or agency of the City government."

In addition to the financial audit, the City is required to complete a Single Audit because it receives more than \$750,000 in federal assistance.

The City has hired CliftonLarsonAllen, LLP (the Auditors). The Auditors work directly with the Finance Staff as well as other City Divisions & Sections to complete a review of the City's financial data and internal controls. The financial reports are the responsibility of the City and are based on the activity of the fiscal year. The ACFR is presented in accordance with all standards as defined by the Government Accounting Standards Board (GASB). The Auditors are not responsible for reviewing every transaction for the fiscal year, however, based on the standards the Auditors plan and perform the audit to obtain reasonable assurance that the statements are free of material misstatements. The Auditors prepare the Single Audit which is an independent assessment of City finances and includes a schedule of expenditures of federal fund awards.

The City has established an Audit Committee to review the financial reports and findings (ACFR and the Single Audit). The committee discusses the information and makes a recommendation to Council to accept or reject the financial reports. The Audit Committee is represented by a City Councilmember, the City Manager, and the Management Services Director:

- Lori Matthews, Councilmember
- David Cosper, CPA
- City Manager, Greg Clifton
- Rick Tadder, Management Services Director

We currently are working on filled two open citizen committee positions. We hope to have them filled over the next 6 months. The financial reports were reviewed by the Audit Committee through a presentation by the Auditors. The presentation of the financial reports to the Audit Committee occurred on April 5, 2023, and was facilitated by Rick Tadder, Management Services Director and Ann Fang, Manager with CliftonLarsonAllen LLP.

Key Considerations:

A night sky with the Milky Way galaxy over a field of sunflowers and mountains. The Milky Way is a bright, colorful band of stars and dust stretching across the sky. The sunflowers in the foreground are in full bloom, and the mountains in the background are silhouetted against the dark sky.

20 22

City of Flagstaff
Annual Comprehensive
Financial Report

Fiscal Year Ended
June 30, 2022

FLAGSTAFF, ARIZONA
WORLD'S FIRST INTERNATIONAL DARK SKY CITY



Annual Comprehensive Financial Report

For Fiscal Year Ended
June 30, 2022

City of Flagstaff, Arizona



**Prepared By:
Management Services Division
Finance Section**



City of Flagstaff
Annual Comprehensive Financial Report
For the Fiscal Year Ended June 30, 2022

Table of Contents

	Page
Introductory Section	
Transmittal Letter	iii
GFOA Certificate of Achievement.....	xii
Organizational Chart.....	xiii
List of Elected and Appointed Officials.....	xiv
Financial Section	
Independent Auditors' Report.....	1
Management's Discussion and Analysis.....	5
Basic Financial Statements	
Government-wide Financial Statements:	
Statement of Net Position	17
Statement of Activities	18
Fund Financial Statements:	
Balance Sheet – Governmental Funds.....	20
Reconciliation of the Balance Sheet to the Statement of Net Position – Governmental Activities.....	23
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds.....	24
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	26
General Fund - Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual.....	28
Highway User Revenue Fund – Statement of Revenues, Expenditures and Changes in Fund Balances – Budget to Actual.....	29
Transportation Fund - Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual	30
Statement of Net Position – Proprietary Funds.....	32
Statement of Revenues, Expenses and Changes in Fund Net Position – Proprietary Funds.....	34
Statement of Cash Flows – Proprietary Funds	36
Notes to the Financial Statements.....	40
Required Supplementary Information	
Schedule of Proportionate Share of the Net Pension Liability.....	96
Schedule of Changes in Net Pension Liability and Related Ratios	99
Schedule of Changes in Net OPEB Asset, Liability and Related Ratios.....	100
Schedule of the City's Pension/OPEB Contributions.....	106
Notes to the Required Supplementary Information.....	108
Combining Statements	
Non-Major Funds – Other Governmental Funds	109
Combining Statements and Schedules:	
Combining Balance Sheet – Non-major Governmental Funds.....	112
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Non-major Governmental Funds.....	114

Supplemental Information

Budgetary Comparison Schedules –Governmental Funds	
Housing and Community Services Fund	118
COVID Relief Fund.....	119
Library Fund.....	120
Bed Board Beverage Fund	121
Parking District Fund.....	122
Water Resource and Infrastructure Protection Fund.....	123
General Obligation Bond Fund.....	124
Secondary Property Tax Revenue Fund	125
Pension Bond Fund	126
Capital Projects Bond Construction Fund	127
Financial Data Submission Schedules	
Net Position Accounts.....	128
Revenue, Expenses and Changes in Fund Net Position Accounts	132
Revenue, Expenses and Changes in Fund Net Position Accounts- Public Housing - Consolidated.....	140

Statistical Section

Net Position by Component	144
Changes in Net Position.....	145
Fund Balances, Governmental Funds	147
Changes in Fund Balances, Governmental Funds.....	148
Tax Revenue by Source, Governmental Funds.....	149
Intergovernmental Revenue by Source, Governmental Funds	150
Full Cash Value of Taxable Property.....	151
City Taxable Revenue for Major Categories.....	152
Direct and Overlapping Property Tax Rates.....	153
Principal Property Tax Payers.....	154
Property Tax Levies and Collections.....	155
Direct and Overlapping Sales Tax Rates.....	156
Ratios of Outstanding Debt by Type	157
Ratios of General Bonded Debt Outstanding.....	158
Direct and Overlapping Governmental Activities Debt.....	159
Legal Debt Margin Information	160
Pledged Revenue Coverage.....	162
Demographic and Economic Statistics.....	167
Principal Employers	168
Full-time Equivalent City Government by Function/Program.....	169
Operating Indicators by Function/Program.....	170
Capital Asset Statistics by Function/Program.....	172
Insurance Summary	173



City of Flagstaff

January 30, 2023

To the Honorable Mayor, City Council and Citizens of the City of Flagstaff, Arizona:

I am pleased to submit the Annual Comprehensive Financial Report for the City of Flagstaff, Arizona for the fiscal year ended June 30, 2021, as required by Article VI, Section 5 of the City Charter. This report is published to fulfill that requirement for the fiscal year ended June 30, 2022.

Management is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City of Flagstaff are protected from loss, theft or misuse and that adequate accounting data is compiled to allow for the preparation of the basic financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the City of Flagstaff's comprehensive framework of internal controls have been designed to provide reasonable, rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

CliftonLarsonAllen, LLP, a firm of licensed certified public accountants, have issued an unmodified ("clean") opinion on the City of Flagstaff's financial statements for the year ended June 30, 2022. The independent auditors' report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditors' report and provides a narrative introduction, overview and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

City of Flagstaff Profile

Flagstaff is located in Coconino County, Arizona at the intersection of Interstate 17 and Interstate 40. Flagstaff is the largest city in Northern Arizona and is the regional center and county seat for Coconino County, the second largest county in the 48 contiguous states. The 2022 Arizona Department of Administration population of 78,743. The City of Flagstaff became a town in 1894, incorporated as a city in 1928 and its boundaries currently encompass an area of approximately 66 square miles. Flagstaff is nestled at the base of the San Francisco Peaks and is surrounded by one of the largest ponderosa pine forests on earth. Flagstaff drew its name from a very tall pine tree made into a flagpole in 1876 to celebrate our nation's centennial. At nearly 7,000 feet, Flagstaff is one of the highest elevation cities in the United States.

The City of Flagstaff operates under a council-manager form of government as provided by its Charter. The Mayor is elected at large on a non-partisan ballot for a two-year term and six City

Council members are elected at large on a non-partisan ballot for four-year terms. The City Council appoints the City Manager, who has full responsibility for carrying out City Council policies and administering City operations. The City Manager, in turn, appoints City employees and division heads under service procedures specified by Charter.

The City of Flagstaff provides a full range of services including General Government, Police and Fire Protection, Environmental Services, Transportation, Library, Parks and Recreation, Airport, Water, Wastewater, Housing Authority and Stormwater services.

The annual budget serves as the foundation for the City of Flagstaff's financial planning and control. The City Council formally adopts the budget and legally allocates, or appropriates, available monies for all funds and entities related to the City of Flagstaff. All funds and entities are included in the basic financial statements. The City Manager submits to the City Council each spring a proposed budget for the fiscal year commencing the following July 1. The budget includes proposed expenditures and the means of financing them. A public hearing is held prior to the budget's final adoption and tax levy in order to obtain taxpayer comments. The budget is legally enacted through the passage of a resolution and the tax levy is adopted by an ordinance. The resolution sets the limit for expenditures during the fiscal year. The legal level of control for the budget is the division level. Additional expenditures may be authorized for unanticipated and/or inadequately budgeted events threatening the public's health or safety as prescribed in Article 9, Section 20 of the State Constitution.

Local Economy

The City of Flagstaff continues to experience positive economic growth in our community. At June 30, 2022, overall General Fund revenues, excluding leases, grants, contributions and other financing resources, were well above the adopted budget for the fiscal year, over \$6.9 million over budget. The biggest contributors to the revenue growth were retail sales, state shared sales tax and building permits. Court collections and interest revenues were the two categories in the General Fund that did not meet budget.

Employment

Flagstaff is a governmental, educational, transportation, cultural and commercial center. Government is one of the largest employment sectors. Major private employers in the Flagstaff area include Flagstaff Medical Center, W. L. Gore and Associates, Walmart, Grand Canyon Railway and Nestle Purina Pet Care. Major public employers in the Flagstaff area include Northern Arizona University (NAU), Flagstaff Unified School District, Coconino County, City of Flagstaff, U.S. Forest Service and Coconino Community College. Northern Arizona University, the largest employer in the City, has a major economic impact annually. It is the home of over 28,090 students in 131 bachelor's degree programs and 12 areas of interest for graduate degree programs. In addition, NAU's year-round use of its campus facilities draws in tourists from throughout the world. Campus activities include a multitude of music, educational and athletic camps, as well as a broad variety of conferences from across the nation.

Tourism is also a large employment sector. Based on a 2022 Economic Impact Study, commissioned by the Convention and Visitor Bureau, and coopted with the Arizona Office of Tourism, Flagstaff is back to the pre-pandemic number of both day and overnight visitors of 5.5 million. What has changed in this comparison of pre-pandemic and post pandemic visitor economy is the fact that the visitors are spending approximately 14% more while in-market. Tourism is a year-round industry attracting skiers in the winter, vacationers in the summer and sightseers viewing the aspens turning gold in the fall.

Transaction Privilege Taxes (Sales Taxes)

Transaction privilege taxes are often referred to as sales taxes. Sales taxes are the largest revenue resource for the City of Flagstaff's General Fund. The City currently has a combined sales tax rate of 2.281%, excluding a tax on food for home consumption (groceries). There is an additional 2% sales tax rate that applies only to hotels, restaurants and bars. This is also known as bed, board and beverage (BBB) tax. The City of Flagstaff collects four different sales taxes.

General Sales Tax

The first is a 1% tax on all taxable sales. This is a general-purpose tax that benefits the General Fund. The City of Flagstaff is the only city left in the State of Arizona that has a sunset clause on the general sales tax. At the November 2020 election, voters approved the continuation of the sales tax through June 30, 2035. Per Schedule 5 in the statistical section, the 1% general city sales tax receipts saw an increase of a 8.7% compared to the prior fiscal year based on the modified accrual method. The average increase over the past five years is 7.3%. Every sales tax category except telecommunication, job printing, commercial rental and transportation had an increase over prior year. Retail, the largest category for sales tax, saw a 10% increase (\$1.4 million) in revenue. The City of Flagstaff's Hotels/Motels and Restaurants/Bars categories saw great growth in FY 2021-2022 with 30% and 24% increases respectively. While the state is responsible for collections and auditing, the City is looking to enhance our local sales tax awareness by improving reporting and increased analysis on our local businesses. The City continues to follow its' practice to not allocate 100% of sales tax revenues to ongoing budgetary needs due to the potential of fluctuation in recessionary periods.

Bed, Board and Beverage Tax

Bed, board and beverage (BBB) tax collects an additional 2% for motel rooms/campgrounds, restaurants and bars. This revenue is restricted in use to certain economic development, arts, beautification, recreation or tourism activities. The BBB tax also has a sunset clause and is currently authorized until 2028. Tourism is a major industry to the City of Flagstaff's local economy. Per Schedule 5, this tax category saw a 18.7% increase over the prior year based on the modified accrual method. This is the second year in a row that BBB taxes increased greater than 18% which demonstrates our tourism industry is going strong. The average increase over the past five years is 6.7%.

Transportation Taxes

The transportation tax is a 1.281% sales tax on the same types of general sales; however, the tax is restricted in use to certain transportation projects. Per Schedule 5, this tax category saw a 9.1% increase over the prior year based on the modified accrual method. The four components of this tax include transportation (0.426%), transit (0.295%), road repair and street safety (0.330%), and Butler/Route 66 overpass (0.230%). Revenue trends are the same as the general sales tax. The transit component of the tax was approved by voters to extend for an additional ten years and will expire June 30, 2030. Voters approved the extension of the transportation tax for roadway, pedestrian, bicycle and safety improvements and will expire June 30, 2041. Voters approved a road repair and street safety tax which is set to expire December 31, 2034. Voters approved a tax increase to construct a railroad overpass to connect Route 66 to Butler Avenue which expires June 30, 2039.

State Shared Revenues

Sales tax, income tax and vehicle registration tax: State shared revenues include a distribution of a portion of sales tax, income tax and vehicle registration tax collected by the State. A portion of the tax collections is distributed to cities and towns based on relative share of population in comparison with all other cities and towns. The population estimates are based on annual population estimates provided by the US Census Bureau except for census years. State shared sales tax revenues have increased for the twelfth year in a row. For FY 2021-2022 there was a 24.6% growth in our share of these revenues. State income tax revenues decreased 6.0%. State shared income taxes are based on two years prior of tax collection, so they generally meet budget expectations. The City of Flagstaff anticipated this decrease which was related to an extension of the income tax return due date from April to July in 2020 which in turn had an increase of 12.1% in FY 2020-2021. State shared vehicle registration tax revenues decreased by 1.7%. This was anticipated to be lower due to the comparison of FY 2020-2021 that has a 21.6% increase.

Highway user revenue (gas tax): These revenues are distributed based on a complex Arizona Department of Transportation formula, based in part on the amount of fuel purchased in the region. This is a per gallon tax. The City generally benefits from lower gas prices and higher public consumption. Highway user revenues decreased by 2.1%. We saw higher gas prices which likely led to less fuel purchased.

Overall, these state shared revenues grew by 5.1% in FY 2021-2022.

Property Taxes

Excluding new construction, total assessed valuations have increased 4.5% for tax year 2021, FY 2021-2022. With new construction, total assessed valuations increased 5.8% for the tax year. Cities are statutorily allowed to set a primary property tax rate that would allow for 2% annual growth in levy (revenue) plus the additional levy generated from new construction. When the City of Flagstaff does not take advantage of the statutorily allowed 2% annual increase, it does not lose the ability to take the increase in the future. For FY 2022-2023 (tax year 2022) the City of Flagstaff did not adopt a rate that increased our levy by 2% the allowable limit. We are currently at 6% below the maximum allowable levy.

Additional Information

The FY 2022-2023 budget was adopted based on conservative estimates due to an uncertain economy related to inflation and potential recession. At budget adoption the City of Flagstaff is anticipating seeing healthy increases in General Fund budgeted revenue in FY 2022-2023 (excluding grants, miscellaneous revenue, and other financing sources) by 18% primarily related to our 1% sales tax and our state shared revenues. Through October 2022, sales tax revenues are 4% above prior year to date actuals and state shared sales taxes are 5% above prior year to date actuals. The City of Flagstaff increased its overall staffing count by 10.5 full-time equivalencies for the upcoming fiscal year.

Flagstaff is a community that is striving in many areas including science and technology, education, real estate and development, arts and culture, tourism, outdoor activities, transportation and health. NAU is reporting a small increase in student enrollment fall for the Flagstaff campus. The city has also seen six new student housing developments opened in the last four years. Development within the City continues to be very strong in every sector; residential, commercial, industrial, mixed use and subdivisions. There are fourteen subdivisions currently in various stages of development from preliminary plat review to construction. The City operates a municipal airport which had two airlines providing service at June 30, 2022. As airlines struggled with staffing issues and maintaining flights, one of the airlines decided to

terminate service to Denver last fall. The remaining airline provides daily service to Phoenix and Dallas. The airport and airlines have been greatly impacted during the pandemic. The City was fortunate to receive over \$20 million in federal funding which will be used to cover annual operating costs of the airport and enhance COVID-19 protections over the next two to three years.

Our latest public offering occurred in June 2020 where the City received an AA- stable rating for our certificates of participation bonds from Standards and Poor and Fitch Rating Agency in relation to issuing pension financing. The ability to maintain this rating during an economic recession demonstrates the strength of the City's financial planning including the development of the economic recession plan.

Public Safety Personnel Pension Financing

The City of Flagstaff has two separate public safety pension plans that are managed by the Public Safety Personnel Retirement System (PSPRS). While all the PSPRS plans are managed by the State, each plan within PSPRS stands alone by the City of Flagstaff and the employee groups. The two plans for the City of Flagstaff are the PSPRS-Fire and the PSPRS-Police. As of the latest Public Safety Personnel Retirement System (PSPRS) for the reporting period ending June 30, 2021, both Fire and Police pension plans are funded above 107%.

During FY 2020-2021, the City issued \$131.0 million of Certificates of Participation debt to achieve 100% funded plans for police and fire personnel. For the pension financing, the City was able to achieve several key objectives:

- 100% funding of the City's public safety pension plan
- Reduce annual payments substantially, thereby easing the burden on the City's General Fund
- Level off future payments (the previous pension actuarial schedule had significant increases in annual debt payments in future years)
- Set up a contingency reserve fund to mitigate the risks of changing markets and actuarial assumptions
- Pay off the debt in 20 years versus the original 28-year plan

The City created a Contingency Reserve Fund Policy which was adopted by ordinance. The policy provides formal direction on rules for investments, rules for reserve fund draws, rules for replenishment of the reserve funds and sizing of the reserve funds. The City has more than \$14.0 million in its contingency reserve fund to manage changes on our annual actuarial plans.

Annually the City of Flagstaff adopts a PSPRS Pension Funding Policy. The policy demonstrates how the City of Flagstaff will manage and fund our public safety pension plans and maintain plans that are funded at or greater than 100%. During fiscal year 2021-2022, pension returns did not meet the anticipated 7.2% rate of return. Currently we anticipate our pension plans will be above 100% funded to the reporting period ending June 30, 2022. The report is expected to be released in December.

Long-Term Financial Planning

The City's responsiveness to emerging economic challenges and its careful long-range planning have been key factors in the City of Flagstaff's fiscal health. The City of Flagstaff continues to plan in a five-to-ten-year horizon as economic conditions change. Some of these financial plan elements are financial resource

planning, multi-year budget planning, strategic capital improvement project planning, financial policy planning and economic recession planning, all of which are further identified below.

Financial Resource Planning

Strategic financial planning begins with determining the City of Flagstaff's fiscal capacity based upon long-term financial forecasts of recurring available revenues. Financial forecasts coupled with financial trend analysis help preserve the fiscal well-being of the City of Flagstaff. Strategic financial capacity planning is a critical element to reach long-term financial stability goals and to determine special financial needs for critical objectives of the City Council.

Multi-Year Budget Planning

Multi-year budget planning encompasses long-range operating expenditure plans (including the operating impacts of capital projects), which are linked to the community expectations and broad goals of the City Council. The multi-year approach provides a better opportunity for staff to change its financial paradigm from what do we need this year to how do we accomplish our service objectives over-time, given our financial capacity. While the City of Flagstaff is required to adopt an annual budget to meet State statutory requirements, the City of Flagstaff builds a financial plan for the next five years to help anticipate future impacts and ensure achievement of City objectives within limited or decreasing resources.

Strategic Capital Improvement Project Planning

City of Flagstaff capital improvement projects are planned for five or more years and analyzed using City of Flagstaff specific prioritization criteria. The operating cost impacts of projects are also planned and considered in developing future operating budget plans. Projects with significant operating impacts are carefully timed to avoid contingent liabilities, which future operating resources cannot meet. Pay-as-you-go funding sources are also conservatively estimated to avoid over-committing to capital construction using revenues that are not certain. To the extent debt financing is used and/or required, capital project plans are sized to conform to existing debt management policies.

Financial Policy Planning

The City of Flagstaff financial policies dictate minimum fund balance levels, as a percentage of operating revenues, for the General, Special Revenue and Enterprise Funds. The General Fund is required to maintain a fund balance of 15% of ongoing revenues and Special Revenue and Enterprise Funds are to maintain a 10% fund balance, as calculated against ongoing revenues. The City has made a commitment to maintain General Fund balance at 20%, exceeding policy, to position the City better in times of economic decline. City Council adopted a Water, Wastewater and Reclaimed Water policy that sets a goal of minimum fund balance at 25% and new rates were recently adopted to achieve this goal.

Economic Recession Planning

The City of Flagstaff adopted an Economic Recession Plan for the organization. The purpose of the plan is to help understand the indicator and impacts a reduction in revenues will have on the various funds of the City as well as understanding the roles of unrestricted fund balance and contingencies have in economic planning. The plan further develops remedial action to be taken based on the amount of revenues being impacted. There are five stages of the plan, Alert/Minor, Moderate, Significant, Major and Crisis. The plan was adopted by Council in April 2020.

Higher Performing Government

During FY 2018-2019, staff introduced the concept of a Higher Performing Government to City Council. While we value that the City of Flagstaff is a high performer in many services we offer, this concept will help elevate the entire organization to perform at its highest levels.

In FY 2019-2020, the City implemented the first phase of our journey to a Higher Performing Government by approving a contract for Priority Based Budgeting. Priority Based Budgeting is a leading best practice in local governments and a powerful lever for change. ResourceX provides the software solution and powerful analytic tools to implement a Priority Based Budget using data and evidence to transparently and exponentially improve results for citizens and the community.

The underlying philosophy of priority-driven budgeting is about how a government entity should invest resources to meet its stated priorities. It helps us to better articulate why the services we offer exist, what is the price we pay for them, and, consequently, what value they offer citizens. The principles associated with this philosophy of budgeting are: to prioritize services, do the important things well, look at and evaluate past patterns of spending, spend within the organization's means, know the true cost of doing business, provide transparency of community priorities, provide transparency of service impacts and to be accountable for the results.

Key Community Priorities and Objectives

Below are the current Key Community Priorities and Objectives for the City of Flagstaff:

High Performing Governance

- Serve the public by providing high quality customer service
- Foster community-wide clear and consistent communication strategies and products
- Encourage public trust through transparency, accessibility and use of the City's public participation policy
- Enhance the organization's fiscal stability and increase efficiency and effectiveness
- Implement innovative local government programs, new ideas and best practices; be recognized as a model for others to follow
- Be an employer of choice through inclusive recruitment and by providing employees with the necessary tools, training, support and compensation

Safe and Healthy Community

- Enhance community engagement and strengthen relationships between the community and public safety services
- Support social services, community partners and housing opportunities
- Provide alternative responses, resources and programs, inclusive of mental health and other services
- Provide public safety services with resources, staff and training responsive to the community's needs
- Promote physical health through providing recreation opportunities, parks, open space and multiple transportation options
- Ensure the built environment is safe through the use of consistent standards, rules and regulations, and land use practices

Inclusive and Engaged Community

- Foster community pride and civic engagement by increasing opportunities for public involvement, in line with best practices and legal requirements
- Advance social equity and social justice in Flagstaff by supporting social services
- Facilitate and foster diversity and inclusivity, including support of anti-racist policies and practices
- Enhance community involvement, education and regional partnerships to strengthen the level of public trust
- Ensure City facilities, services, and programs are accessible for all residents and representative of Flagstaff's diverse community
- Promote environmental justice and the fair distribution of environmental benefits

Sustainable, Innovative Infrastructure

- Deliver outstanding services to residents through a healthy, well maintained infrastructure system
- Utilize existing long- range plan(s) that identify the community's future infrastructure needs and all associated costs
- Provide effective management of and infrastructure for all modes of transportation
- Facilitate and develop carbon-neutral energy opportunities
- Support the community's social infrastructure needs; assist those partner organizations that provide services the City does not

Robust Resilient Economy

- Support and strengthen a more robust, diverse, and sustainable economy in ways that reflect community values and provides for affordable housing opportunities
- Maintain and enhance an equitable and effective business recruitment, retention, and expansion program throughout the community
- Enhance understanding between the development community, the City and Flagstaff residents
- Attract employers that provide high quality jobs and have a low impact on infrastructure and natural resources
- Enhance the community's workforce development programs and improve partnerships with higher education institutions and the private and public sectors
- Embrace and invest in responsible tourism opportunities to promote economic development

Livable Community

- Create a welcoming community through partnerships, resilient neighborhoods, and civic engagement
- Provide amenities and activities that support a healthy lifestyle
- Support regional partners which provide equitable and inclusive educational opportunities for Flagstaff residents of all ages
- Actively support attainable and affordable housing through City projects and opportunities with developers
- Support diverse employment opportunities that provide residents with a living wage
- Achieve a well-maintained community through comprehensive and equitable code compliance, and development that is compatible with community values

Environmental Stewardship

- Promote, protect and enhance a healthy, sustainable environment and its natural resources
- Engage community members through education and volunteer opportunities
- Implement sustainable building practices, enhance waste diversion programs, alternative energy programs and multi-modal transportation options
- Increase the private sector's participation in environmental stewardship efforts
- Implement, maintain and further the Climate Action and Adaptation Plan (CAAP) with awareness of social inequities
- Strengthen Flagstaff's resilience to climate change impacts on built, natural, economic, health, and social systems

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Flagstaff for its comprehensive annual financial report (CAFR) for the fiscal year ended June 30, 2021. This was the 28th consecutive year that the City has achieved this prestigious award. In order to receive a Certificate of Achievement, the City had to publish an easily readable and efficiently organized CAFR that satisfied both generally accepted accounting principles and applicable program requirements.

A Certificate of Achievement for Excellence in Financial Reporting is valid for a period of one year only. However, we believe that our current CAFR continues to meet the Certificate of Achievement for Excellence in Financial Reporting Program's requirements and are submitting it to the GFOA to determine its eligibility for another certificate.

The City also received the GFOA's Distinguished Budget Presentation Award for our fiscal year 2021-2022 annual budget (28 years in a row). To qualify for the Distinguished Budget Presentation Award, the City's budget document had to be judged proficient as a policy document, a financial plan, an operations guide and a communications device.

The preparation of this report would not have been possible without the skill, effort and dedication of the entire staff of the Management Services Division. A special note of appreciation is given to Brandi Suda, Finance Director, Heidi Derryberry, Assistant Finance Director and the dedicated staff in Finance for their efforts to prepare this year's report. The hard work of staff brings together a document that consistently receives recognition of its quality. We wish to thank all government divisions for their assistance in providing the data necessary to prepare this report. Credit also is due to the Mayor and Council for their support for maintaining the highest standards of professionalism in the management of the City of Flagstaff finances.

Respectfully submitted,



Rick Tadder
Management Services Director/City Treasurer



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

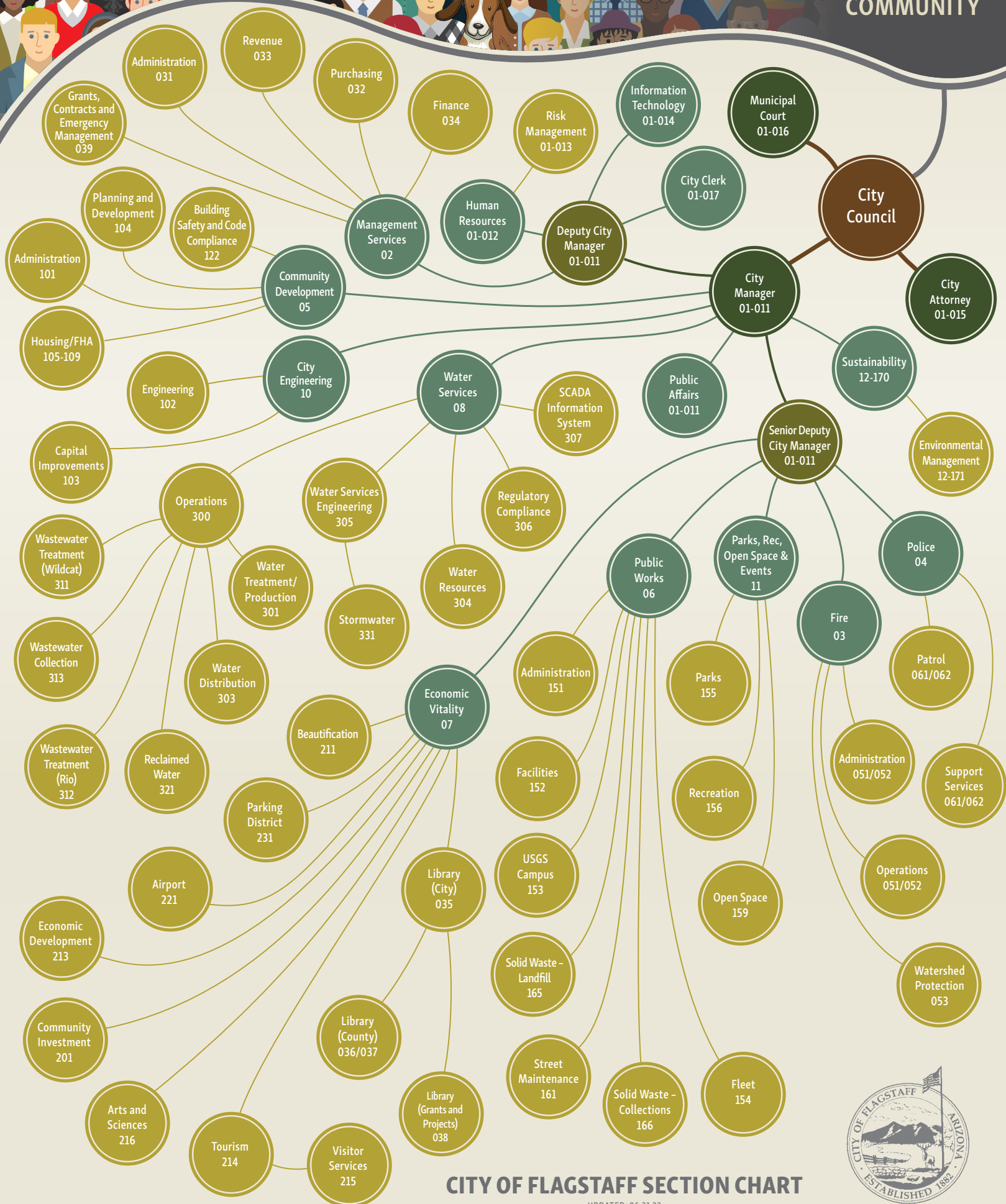
**City of Flagstaff
Arizona**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2021

Christopher P. Morill

Executive Director/CEO



City of Flagstaff, Arizona
List of Elected and Appointed Officials
as of June 30, 2022

Elected Officials

MayorPaul Deasy
Vice Mayor Becky Daggett
Councilmember Austin Aslan
Councilmember Jim McCarthy
Councilmember Regina Salas
Councilmember Adam Shimoni
Councilmember Miranda Sweet

Appointed Officials

City Manager.....Greg Clifton
City Attorney Sterling Solomon
City Treasurer Rick Tadder
City Clerk..... Stacy Saltzburg



INDEPENDENT AUDITORS' REPORT

Honorable Mayor and Members of City Council
City of Flagstaff, Arizona
Flagstaff, Arizona

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Flagstaff, Arizona (City), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2022, and the respective changes in financial position, and, where applicable, cash flows and the respective budgetary comparison for the general fund, highway user revenue fund, and the transportation fund thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Emphasis of Matter – Change in Accounting Principle

As discussed in Note 1 to the financial statements, effective July 1, 2021, the City adopted new accounting guidance for leases. The guidance requires lessors to recognize a lease receivable/payable and corresponding deferred inflows of resources/lease liability for all leases with lease terms greater than twelve months. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

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

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

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information for the City's pension plans and other postemployment benefits 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 GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining nonmajor fund financial statements and budgetary comparison schedules, and the financial data submission schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining nonmajor fund financial statements and budgetary comparison schedules, and the financial data submission schedules is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

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

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

Honorable Mayor and Members of City Council
City of Flagstaff, Arizona

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 30, 2023, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



CliftonLarsonAllen LLP

Phoenix, Arizona
January 30, 2023

Management Discussion and Analysis

As management of the City of Flagstaff (the City), we offer readers of the City's Financial Statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2022. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages iii -xii of this report.

Financial Highlights

- The City's total net position at the close of the most recent fiscal year is \$760.6 million.
- The government's total net position increased by \$61.0 million during the fiscal year. This is a result of an increase in net position in the governmental activities of \$49.5 million and an increase in net position in the business type activities of \$11.5 million.
- As of June 30, 2022, the City's governmental funds reported combined ending fund balances of \$212.1 million, an increase of \$33.2 million in comparison to the prior fiscal year. Approximately 29.4% of this total amount (\$62.3 million) is unassigned fund balance available for spending at the government's discretion.
- As of June 30, 2022, total unassigned fund balance for the General Fund was \$62.9 million, or 102.4% of total General Fund expenditures (\$61.4 million).
- As of June 30, 2022, the City's proprietary funds reported combined total net position of \$399.3 million, and total unrestricted of \$46.7 million. The largest unrestricted component of net position is in the Water and Wastewater Fund (\$50.2 million).

Overview of The Financial Statements

This discussion and analysis are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: (1) Government-wide Financial Statements, (2) Fund Financial Statements, and (3) Notes to the Financial Statements. This report also contains other Supplemental Information in addition to the basic financial statements themselves.

Government-wide Financial Statements

The Government-wide Financial Statements are designed to provide readers with 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 the City's assets, plus deferred outflows of resources, less liabilities, less deferred inflows of resources, which equal net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods such as revenues pertaining to uncollected taxes or expenses pertaining to earned but unused vacation leave.

Both Government-wide Financial Statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The sections are demonstrated in the table on the following page.

Governmental Activities		Business-type Activities
Beautification	Human Resources	Airport
Cemetery	Information Services	Environmental Services
City Attorney	Library	Housing Authority
City Council	Municipal Courts	Stormwater
City Manager	Parks	Wastewater
Community Development	Police	Water
Economic Development	Recreation	
Facilities Maintenance	Risk Management	
Financial Services	Streets and Transportation	
Fire	Tourism	
Fleet Management		

The Government-wide Financial Statements can be found on pages 17-19 of this report.

Fund Financial Statements

The Fund Financial Statements are designed to report information about groupings of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the funds of the City can be divided into two categories: Governmental Funds and Proprietary Funds.

Governmental Funds

Governmental Funds are used to account for essentially the same functions reported as governmental activities in the Government-wide Financial Statements. However, unlike the Government-wide Financial Statements, Governmental Fund Financial Statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of Governmental Funds is narrower than that of the Government-wide Financial Statements, it is useful to compare the information presented for Governmental Funds with similar information presented for governmental activities in the Government-wide Financial Statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the Governmental Fund Balance Sheet and the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances provide a reconciliation to facilitate this comparison between Governmental Funds and Governmental Activities.

The City maintains several individual governmental funds organized according to their type (Special Revenue, Capital Projects and Debt Service). Information is presented separately in the Governmental Fund Balance Sheet and in the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances for the General Fund, Highway User Revenue Fund (HURF), and Transportation Tax Fund, which are all considered major funds. Data from the remaining governmental funds are combined into a single aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of Combining Statements on pages 112-115.

The City adopts an annual appropriated budget for its General Fund, Special Revenue Funds, Capital Projects Funds, Debt Service Funds and Enterprise Funds. A budgetary comparison statement has been provided for the General and Special Revenue major governmental funds to demonstrate compliance with the respective budgets.

The basic Governmental Fund Financial Statements can be found on pages 20-30 of this report.

Proprietary Funds

Proprietary Funds are generally used to account for services for which the City charges customers – either outside customers, or divisions of the City. Proprietary Funds provide the same type of information shown in the Government-wide Financial Statements, only in more detail. The City maintains the following two types of proprietary funds:

- **Enterprise Funds** are used to report the same function presented as business-type activities in the Government-wide Financial Statements. The City uses Enterprise Funds to account for Water and Wastewater, Airport, Environmental Services, Stormwater and the Housing Authority. All are major funds of the City except for the Housing Authority.
- **Internal Service Funds** are used to report activities that provide supplies and services for certain City programs and activities. The City uses an Internal Service Fund to account for its workers compensation, health insurance, other risk related activity, including claims adjustment, and general liability and property insurance. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the Government-wide Financial Statements. The Internal Service Fund is combined into a single, aggregated presentation in the Proprietary Fund Statements.

The Basic Proprietary Fund Financial Statements can be found on pages 32-39 of this report.

Notes to the Financial Statements

The Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided in the Government-wide and Fund Financial Statements. The notes to the Financial Statements can be found on pages 40-93 of this report.

Combining Statements

The Combining Statements referred to earlier in connection with non-major governmental funds and proprietary funds are presented on pages 112-115.

Other Information

In addition to the Basic Financial Statements and accompanying Notes to the Financial Statement, this report also presents certain Required Supplemental Information regarding the City's pension and other post-employment benefits as well as other Supplemental Information concerning the City's budgetary comparison of non-major governmental funds and financial data submission schedules. Required Supplemental Information can be found on pages 95-107 and Other Supplemental Information on pages 118-142 of this report.

Government-wide Statements Financial Analysis

Analysis of Net Position

As noted earlier, net position may serve as a useful indicator of a government's financial position. For the City, assets plus deferred outflows of resources exceeded liabilities plus deferred inflows of resources by \$760.6 million as of June 30, 2022.

Of the City's Net Position, 86.0% reflects its investment of \$654.1 million in capital assets (e.g., land, buildings and equipment), less any 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 liquidated for these liabilities.

Net Position
June 30, 2022 and 2021 (in thousands of dollars)

	Governmental Activities		Business-type Activities		Total	
	2021-2022	2020-2021	2021-2022	2020-2021	2021-2022	2020-2021
Current and other assets	\$ 272,061	\$ 204,132	\$ 93,224	\$ 76,406	\$ 365,285	\$ 280,538
Capital assets	361,731	357,520	389,465	387,325	751,196	744,845
Total assets	<u>633,792</u>	<u>561,652</u>	<u>482,689</u>	<u>463,731</u>	<u>1,116,481</u>	<u>1,025,383</u>
Total deferred outflows of resources	17,821	139,121	3,822	3,521	21,643	142,642
Long-term liabilities	213,485	347,932	61,582	67,337	275,067	415,269
Other liabilities	33,369	36,103	13,941	10,918	47,310	47,021
Total liabilities	<u>246,854</u>	<u>384,035</u>	<u>75,523</u>	<u>78,255</u>	<u>322,377</u>	<u>462,290</u>
Total deferred inflows of resources	43,444	4,877	11,673	1,214	55,117	6,091
Net investment in capital assets	302,991	291,277	351,090	349,763	654,081	641,040
Restricted	168,107	115,108	1,524	123	169,631	115,231
Unrestricted	(109,783)	(94,524)	46,701	37,897	(63,082)	(56,627)
Total net position	<u>\$ 361,315</u>	<u>\$ 311,861</u>	<u>\$ 399,315</u>	<u>\$ 387,783</u>	<u>\$ 760,630</u>	<u>\$ 699,644</u>

Total assets increased mainly due to the net change in capital assets, cash, investments and equivalents and lease receivable. Total liabilities decreased primarily due to decreases in advanced revenue, bonds, notes and lease payables, and net pension liability.

A portion of the City's net position, \$169.6 million (22.3%), represents resources that are subject to external restriction on how they may be used. The unrestricted component of net position may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City reported positive balances in two categories of net position for governmental and all categories for business-type activities.

Current assets for governmental activities have increased by 33.3% (\$67.9 million). The largest increase was in net pension asset (\$32.0 million) due to pension bond refinancing in fiscal year 2020-2021. Cash, investments and equivalents increased by \$26.1 million mainly due to an increase in the general fund of \$5.4 million and transportation fund of \$11.8 million. Capital assets, non-depreciable increased \$9.7 million due to several large capital projects being complete during the fiscal year. Prepaids items increased \$2.9 million mainly due to prepayment for fire engine purchases and Lease receivable increased 3.9 million due to the implementation of GASB 87. These increases were offset by a reduction in capital assets, depreciable (\$5.5M) and intergovernmental receivables (\$504,000)

Deferred outflows of resources for the governmental activities have decreased \$121.3 million and is mainly related to the pension/OPEB related deferred outflows. This decrease is mainly due to the additional contribution to the Public Safety Personnel Retirement System (PSPRS) to payoff of the City's pension liability in the prior year.

Capital assets of the governmental activities, funded through operations, debt proceeds, grants and contributions increased by 1.2% (\$4.2 million) due to several large capital outlays and capital contributions net of depreciation and amortization expense of \$15.1 million

Governmental activities long-term liabilities decreased by 38.6% (\$134.4 million) mainly due to a decrease in net pension liability (\$122.1 million) and \$13.9 million in bonds, notes and lease payables resulting in the overall decrease.

Total assets for business-type activities have increased by 4.1% (\$19.0 million) mainly due to an increase cash, investments and equivalents and restricted cash (\$9.1 million). Additionally, lease receivables increased (\$6.4 million)

Total liabilities for business-type activities decreased by 3.5% (\$2.7 million). Major changes include a decrease in net pension liabilities of (\$7.3 million) which was partially offset by increase in accounts payable of (\$2.7 million) and landfill post closure liability (\$1.4 million).

Overall, the business-type net position has increased by 3.0% (\$11.5 million) due to an increase of \$.9 million in net investment in capital assets and an increase in unrestricted net assets of \$8.8 million. The changes are primarily in the water and wastewater fund, and environmental services fund.

Analysis of Change in Net Position

The City's overall net position has increased by \$61.0 million during the current fiscal year. These increases are explained in the governmental and business-type activities discussion to follow.

Changes in Net Position
For the Years Ended June 30, 2022 and 2021 (in thousands of dollars)

	Governmental Activities		Business-type Activities		Total	
	2021-2022	2020-2021	2021-2022	2020-2021	2021-2022	2020-2021
Revenues						
Program Revenues:						
Charges for services	\$ 14,242	\$ 12,054	\$ 54,634	\$ 53,325	\$ 68,876	\$ 65,379
Operating grants and contributions	19,527	11,137	9,120	8,369	28,647	19,506
Capital grants and contributions	11,457	14,729	3,997	11,477	15,454	26,206
General Revenues:						
Property taxes	14,943	14,359	-	-	14,943	14,359
Sales taxes	77,099	69,893	-	-	77,099	69,893
State shared taxes	25,466	23,959	-	-	25,466	23,959
Investment earnings	(5,379)	(565)	527	545	(4,852)	(20)
Other	1,595	956	232	247	1,827	1,203
Total revenues	<u>158,950</u>	<u>146,522</u>	<u>68,510</u>	<u>73,963</u>	<u>227,460</u>	<u>220,485</u>
Expenses						
General government	21,949	17,978	-	-	21,949	17,978
Public safety	37,540	44,568	-	-	37,540	44,568
Public works	1,158	1,789	-	-	1,158	1,789
Economic and physical development	10,083	11,844	-	-	10,083	11,844
Culture and recreation	14,373	13,206	-	-	14,373	13,206
Highways and streets	18,787	19,487	-	-	18,787	19,487
Interest on long-term debt	4,739	4,009	-	-	4,739	4,009
Water	-	-	18,451	18,668	18,451	18,668
Wastewater	-	-	9,239	9,951	9,239	9,951
Reclaimed	-	-	-	603	-	603
Environmental	-	-	13,226	13,269	13,226	13,269
Airport	-	-	3,816	5,343	3,816	5,343
Housing Authority	-	-	7,594	8,032	7,594	8,032
Stormwater	-	-	5,532	1,595	5,532	1,595
Total expenses	<u>108,629</u>	<u>112,881</u>	<u>57,858</u>	<u>57,461</u>	<u>166,487</u>	<u>170,342</u>
Increase in net position before contributions and transfers	50,321	33,641	10,652	16,502	60,973	50,143
Principal contributions to permanent fund	13	20	-	-	13	20
Transfers	(880)	(3,065)	880	3,065	-	-
Change in net position	49,454	30,596	11,532	19,567	60,986	50,163
Net position at beginning of year	311,861	281,265	387,783	368,216	699,644	649,481
Net position at end of year	<u>\$ 361,315</u>	<u>\$ 311,861</u>	<u>\$ 399,315</u>	<u>\$ 387,783</u>	<u>\$ 760,630</u>	<u>\$ 699,644</u>

Governmental Activities

Governmental activities increased the City's net position by \$49.5 million. The key factors for this increase are as follows:

- Revenues exceeded expenses by \$50.3 million as compared to last year of \$33.7 million.

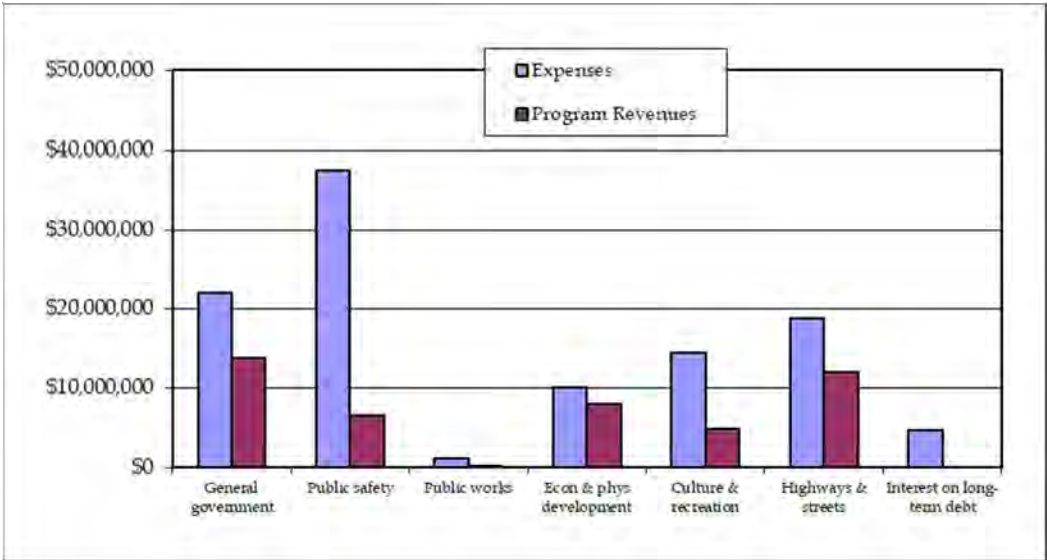
- Charges for services increased 18% (\$2.2 million) related primarily to increases in the parking district fund and recreation fees.
- Operating grants and contributions increased 75.3% (\$8.4 million) due primarily American Rescue Plan revenues of \$10.2 million.
- Capital grants and contributions decreased 22.2% (\$3.3 million) mainly due to (\$3.9 million) of donated prior infrastructure compared to \$37,000 during the current year.
- Property taxes increased 4.1% (\$584,000) mainly due to an increase in City secondary property taxes levied for debt service.
- City sales tax revenues increased by 10.3% (\$7.2 million) mainly due to declines in sales tax revenues experienced in the prior year due to the global pandemic.
- State shared taxes had a 6.3% (\$1.5 million) increase due mainly to increases in state shared sales tax.
- Expenses have decreased by \$4.3 million (3.8%). The increases were in general government (\$4.0 million), culture and recreation (\$1.2 million) and interest on long-term (\$730,000). The decreases were public safety (\$7.0 million), public works (\$631,000), economic and physical development (\$1.8 million), and highways and streets (\$700,000).

Business-type Activities

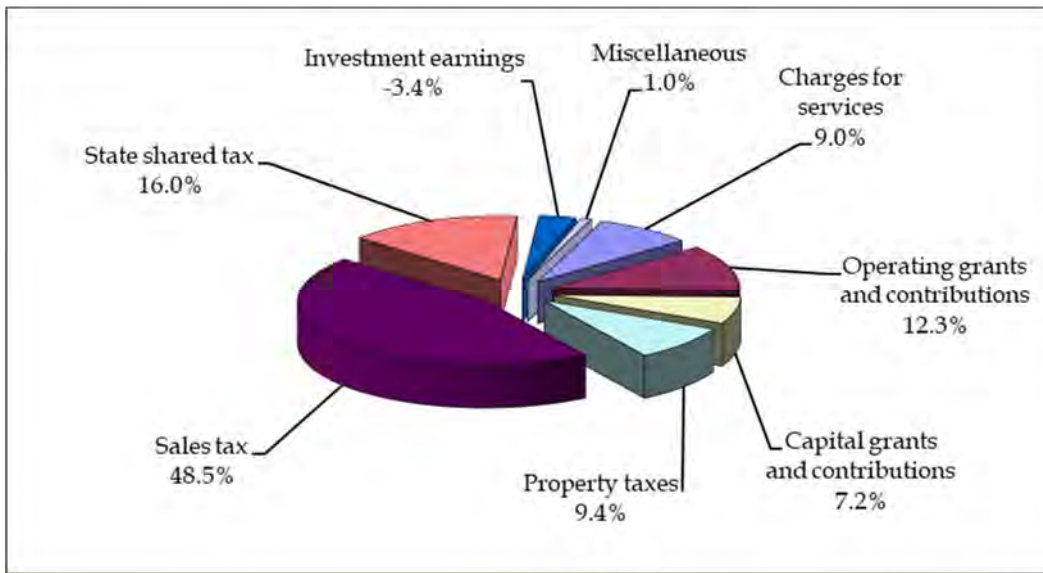
Business-type activities had a net position increase of \$11.5 million. The key factors for this increase include:

- Charges for service have increased by 2.5% (\$1.3 million). Funds with large increases include Airport (\$1.0 million) and Environmental Services (\$1.3 million).
- Operating grants and contributions have increased by 9.0% (\$751,000) due to the new Airport Cares operating grant.
- Capital grants and contributions have decreased by 65.2% (\$7.5 million) due to a decrease in utility capacity fees and developer contributed capital.
- Expenses have increased over the prior year by 0.7% (\$397,000). There were increase in Stormwater (\$4.0 million) and which was partially offset by a decrease in Airport \$1.5 million and Wastewater of \$1.3 million.

Expenses and Program Revenues by Function - Governmental Activities



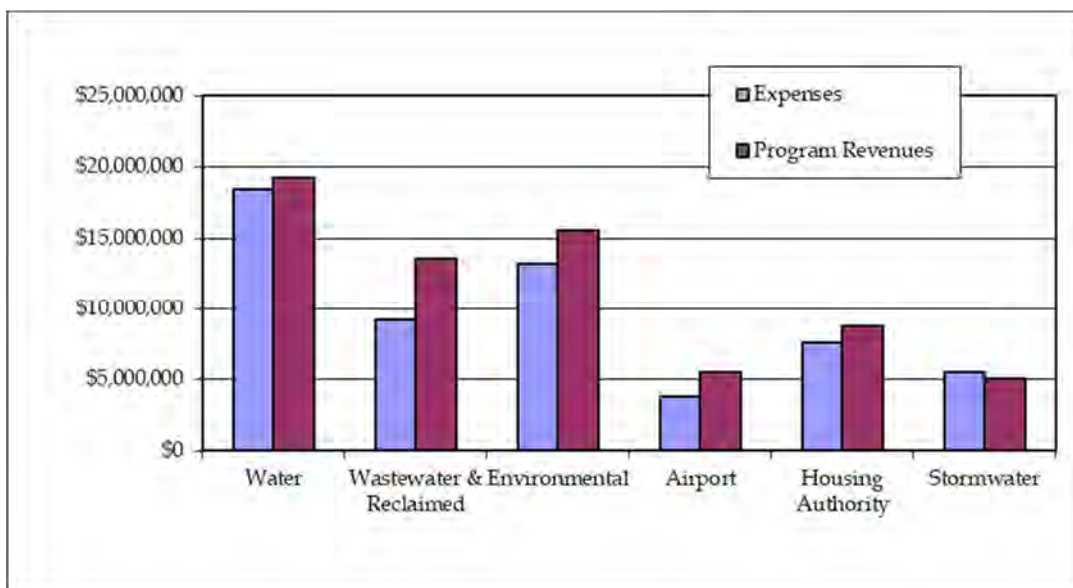
Revenues by Source - Governmental Activities



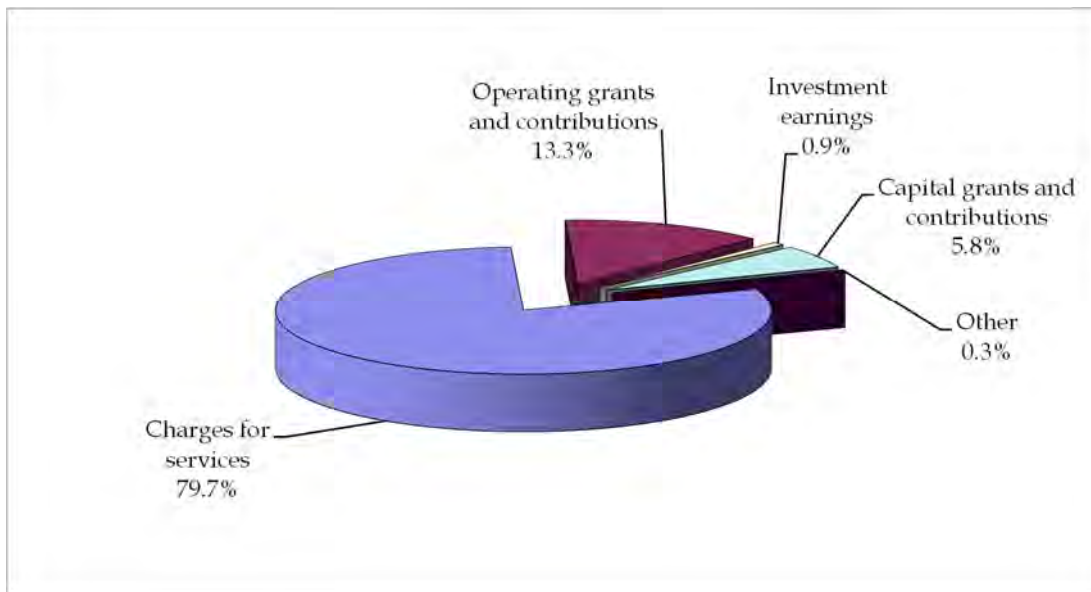
As shown, Public Safety is the largest function as measured by expense (\$37.5 million, 34.6%) followed by General Government (\$21.9 million, 20.2%) and Highways and Streets (\$18.8 million, 17.3%).

General revenues such as sales taxes, state shared taxes and property taxes are not shown by program but are effectively used to support program activities citywide. For governmental activities overall, without regard to program, sales tax is the largest single source of funds (\$77.1 million, 48.5%), followed by state shared tax (\$25.5 million, 16.0%) and operating grants and contributions (\$19.5 million, 12.3%). The top three revenues make up 76.8% of total revenues compared to last year's top three of 74.2%. The top three revenues last year were sales tax, state shared tax and capital grants and contributions.

Expenses and Program Revenues by Functions - Business-type Activities



Revenues by Source – Business-type Activities



As shown, Water has expenses of \$18.5 million for the fiscal year, followed by Environmental Services with \$13.2 million, Wastewater and Reclaimed with \$9.2 million, Housing Authority with \$7.6 million, Airport with \$3.8 million and Stormwater with \$5.5 million. For the fiscal year, program revenue exceeded expenses for the Water, Wastewater and Reclaimed, Environmental Services, Airport, and Housing Authority Funds. Water, Wastewater and Reclaimed, Environmental Services, and Stormwater received most of their program revenues through charges for services (90.4%, 91.0%, 100%, and 88.4% respectively). The Airport and Housing Authority Fund receive most of their program revenue through operating grants and contributions (53.1% and 65.3% respectively). Charges for services provided the largest share of revenues (79.7%) for all the business-type activities, followed by operating grants and contributions (13.3%) and capital grants and contributions (5.8%).

The expenses for the business-type activities increased (0.7%, \$397,000). There were increases in Stormwater (246.9%, \$3.9 million), offset by decreases in Water (1.2% \$217,000), Wastewater and Reclaimed (12.5% \$1.3 million), Environmental Services (0.3%, \$43,000), Airport (28.6%, \$1.5 million) and the Housing Authority Fund (5.5%, \$438,000).

The garbage collection user fees rates were increased on January 1, 2022, Water & Wastewater user fees were last increased on January 1, 2020 and Stormwater user fees on July 1, 2019. Wastewater and Reclaimed, Environmental Services, Stormwater Funds and Airport increased charges for service revenue at 0.2%, 9.1%, 64.6%, and 1.0%, respectively. Water and Housing Authority charges for service revenues decreased by 5.6% and .5% over the prior year, respectively.

Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the City's Governmental Funds is to provide information on near-term inflows, outflows and balances of resources that are available for spending. Such information is useful in assessing the City's financing requirements. Unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. Types of Governmental Funds reported by the City include the General Fund, Special Revenue Funds, Capital Project Funds and Debt Service Funds.

At the end of the fiscal year, the City's Governmental Funds reported combined ending fund balances of \$212.1 million, an increase of \$33.2 million in comparison to the prior year. Approximately \$62.3 million of the total ending fund balance constitutes unassigned fund balance, which is available for spending at the City's discretion. The remainder of fund balance is (1) nonspendable (\$3.8 million) for prepaid items, inventory and perpetual care, (2) restricted (\$136.4 million) for special revenue funds, debt service, development fee projects, court improvements and operations, grant purposes, perpetual care and capital projects, and (3) assigned (\$9.6 million) for court services, capital reserves, parking district and real estate.

Revenues for governmental functions overall totaled \$158.2 million in the fiscal year ended June 30, 2022, which represents an increase of 11.3% or \$16.0 million from the prior fiscal year. Several revenue categories show increases over prior year including taxes, intergovernmental, charges for services, licenses and permits, rents and miscellaneous. These increases include taxes (9.3%, \$7.8 million), intergovernmental (5.0%, \$1.5 million), grants and entitlements (61.3%, \$9.3 million), charges for services (43.1%, \$1.8 million), licenses and permits (7.9%, \$424,000), rents (10.8%, \$156,000), and miscellaneous (65%, \$566,000). The increase in taxes is due to steady growth in our local economy. The major decreases in revenue categories include contributions (35.1%, \$540,000) fines and forfeitures (15.3%, \$143,000), and investment earnings (452.4%, \$6.9 million).

Expenditures for governmental functions (\$125.0 million) decreased by 46.9% (\$110.3 million) from the prior fiscal year. Most of the decrease in expenditures is related to public safety (77.9%, \$116.2 million) which is mainly due to an additional contribution to PSPRS to pay the City's pension liability in prior year, and highways and streets (10.9%, \$1.0 million). Debt service expenditures increased (21.9%, 3.4 million). Operating expenditures decreased (56.1%, \$111.3 million) which is related to decreases in public safety, public works, economic and physical development and highways and streets, partially offset by an increase in general government and culture and recreation.

In the fiscal year ended June 30, 2022, expenditures for governmental functions exceeded revenues by approximately \$33.2 million.

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, the unassigned fund balance of the General Fund was \$62.9 million. As a measure of liquidity, it may be useful to compare total unassigned fund balance and total fund balance to total fund expenditures. The unassigned fund balance represents 102.4% of General Fund expenditures.

The total fund balance in the City's General Fund increased by \$10.1 million during the fiscal year as revenue increased 1.5% and expenditures increased 10.2%. Overall, the General Fund's performance resulted in revenues in excess of expenditures in the fiscal year ended June 30, 2022, of \$12.3 million. This is a decrease of approximately \$4.6 million over the comparable figure from the prior year which resulted in revenue in excess of expenditures of \$16.9 million. This decrease from prior year was a result of increases in expenditures in public safety of \$2.3 million and general government \$1.3 million both resulting from an increase in personnel and benefit costs. Additionally, culture and recreation expenditures increased by \$1.8 million from the prior year due to increased operations related to increased re-openings after the COVID-19 pandemic.

HURF Fund balance increased by \$2.4 million or 25.8%. Revenues increased \$1.5 million or 16.2% due mainly to an increase in grants and entitlements. Expenditures decreased \$1.3 million or 12.8% due to various street improvements and capital projects including the Fourth Street bridge replacement in the prior fiscal year.

Transportation Fund balances increased by \$11.2 million. Revenues increased \$2.7 million due to taxes. Expenditures increased \$3.2 million due to the timing of capital expenditures. Other financing sources and uses increased \$405,000. The increase in capital expenditures related to roadwork and utility replacements activity during the current year. Transportation taxes increased due to increased sales activity during the current year.

Nonmajor governmental fund balance increased by \$9.4 million. COVID Relief and Capital Project were reported as major funds in FY2020-2021 and are not reported as nonmajor as the resources related to these funds have leveled out.

Proprietary Funds

The City's Proprietary Funds provide the same type of information found in the Government-wide Financial Statements, but in more detail. At the end of the fiscal year, the unrestricted component of net position had positive balances for Water and Wastewater, Environmental Services, Airport and Housing Authority. The Stormwater Fund had a deficit unrestricted balance at year end due to beginning a major construction project prior to the issuance of the related debt. The Internal Service Fund, which is used to account for risk management and health insurance activities, had an unrestricted net position of \$6.3 million.

Revenues and transfers exceeded expenses and transfers out in the proprietary funds by \$11.5 million for the fiscal year ended June 30, 2022. Water and Wastewater, Environmental Services, Airport and Housing Authority had growth in their net position for the fiscal year ended June 30, 2022. A major part of the overall increase was related to capital contributions related to grants and external sources (\$4.0 million) and there were negative expenditures in pension and OPEB of (\$4.6 million).

Budget Highlights

The City's final budget matches the original budget which was approved by Council in June 2021. The City looks at the budget to actual at the division level and no division exceeded its appropriation. There were four revenue transfers that were greater than budgeted. A Covid Relief Fund transfer to the General Fund (\$5.6 million) for allocations related to American Rescue Plan (ARPA) monies received and transfers to HURF, BBB, and Parking District totaling (\$1.6 million) which are also related to ARPA allocations.

The General Fund was 14.5% (\$10.2 million) over the final budgeted total revenues primarily due to taxes, intergovernmental, licenses and permits by \$5.3 million, \$3.5 million and \$2.5 million, respectively offset by grants and entitlements of \$3.9 million.

Expenditures are under budget in all divisions due to controlled spending and carryover of some capital projects. The divisions that are under budget by larger amounts are related to capital purchases or projects budgeted but not completed. Transfers in are more than budget while transfers out were less than budget as many transfers are based on the actual year end expenditure, except for the transfers noted above.

Capital Assets and Debt Administration

Capital Assets

The City's capital assets (net of accumulated depreciation) for governmental and business-type activities as of June 30, 2022, amount to \$751.2 million. They include land, buildings, infrastructure, improvements, machinery and equipment, and construction in progress. The total net increase in capital assets for the current year was 0.9% (\$6.4 million). The following table reflects the capital assets at year end.

Capital Assets, Net of Depreciation/Amortization
June 30, 2022 and 2021 (in thousands of dollars)

	Governmental Activities		Business-Type Activities		Total	
	2021-2022	2020-2021	2021-2022	2020-2021	2021-2022	2020-2021
Land and other non-depreciable assets	\$ 68,859	\$ 68,421	\$ 16,048	\$ 15,453	\$ 84,907	\$ 83,874
Buildings	88,585	91,306	40,207	42,429	128,792	133,735
Improvements	4,392	4,000	260,261	259,399	264,653	263,399
Machinery and equipment	12,072	11,413	21,445	22,401	33,517	33,814
Infrastructure	154,117	157,746	-	-	154,117	157,746
Construction in progress	33,320	24,634	51,501	47,643	84,821	72,277
Right to lease asset: buildings	386	-	-	-	386	-
Right to lease asset: land	-	-	3	-	3	-
Total	<u>\$ 361,731</u>	<u>\$ 357,520</u>	<u>\$ 389,465</u>	<u>\$ 387,325</u>	<u>\$ 751,196</u>	<u>\$ 744,845</u>

Construction-in-progress had a net increase of 17.4% (\$12.5 million). Major construction-in-progress includes the Lone Tree Overpass Project (\$4.7 million), RR&SS Utility Replacement #4 Coconino Estates project (\$5.4 million) and Route 66 Waterline Improvements (\$1.2 million). The decrease to buildings (\$4.9 million) is related to depreciation. The increase in improvements (\$1.3 million) is related mainly to the completion of Airport Long-term Parking Lot improvement (\$3.6 million) and Fort Tuthill Oversizing Project (\$416,000) which is partially offset by depreciation expense. Machinery and equipment decreased by (\$297,000) mainly due depreciation. Infrastructure decrease (\$3.6 million) is related mainly related to depreciation expense.

For Government-wide Financial Statement presentation, all depreciable capital assets are depreciated from acquisition date to the end of the current fiscal year. Fund Financial Statements record capital asset purchases as expenditures. Please refer to Note III C on pages 57-58 of the Notes to the Financial Statements for further information regarding capital assets.

Long Term Debt

At the end of the current fiscal year, the City had total long-term debt outstanding of \$222.7 million. Of this amount, \$34.7 million is general obligation bonds backed by the full faith and credit of the City, \$46.2 million is revenue bonds, \$130.4 million is for certificates of participation, and \$11.4 million are outstanding leases or loans for the Flagstaff Watershed Protection Project, Airport, water and wastewater, and City-wide energy conservation improvements.

Outstanding Debt
June 30, 2022 and 2021 (in thousands of dollars)

	Governmental Activities		Business-type Activities		Total	
	2021-2022	2020-2021	2021-2022	2020-2021	2021-2022	2020-2021
General obligation debt	\$ 33,725	\$ 39,287	\$ 936	\$ 1,016	\$ 34,661	\$ 40,303
Revenue bonds	16,955	18,005	29,242	23,202	46,197	41,207
Other debt	126,765	133,115	3,610	3,705	130,375	136,820
Lease/Loans	9,288	4,264	2,189	8,044	11,477	12,308
Total debt payable	<u>\$ 186,733</u>	<u>\$ 194,671</u>	<u>\$ 35,977</u>	<u>\$ 35,967</u>	<u>\$ 222,710</u>	<u>\$ 230,638</u>

During FY 2021-2022, the City's total debt decreased by a net \$7.9 million. The City issued \$9.0 million in revenue bonds. Related to the issuance of the \$9.0 million in revenue bonds (\$4.9 million) related to a current refunding bond. All remaining debt decreases are due to annual scheduled debt service payments.

The State constitution imposes certain debt limitations on the City of six percent (6%) and twenty percent (20%) of the outstanding assessed valuation of the City. The City's available debt margin on June 30, 2022, is \$61.5 million in the 6% category and \$170.3 million in the 20% capacity. The allowable debt increased from prior year due to higher assessed valuations and decreasing debt balances. Additional information on the Debt Limitations and Capacities may be found in Schedule 16 in the Statistical Section of this report. During the year, the City maintained the following bond ratings:

Type	Standard & Poor's	Moody's Investor's Service
General Obligation Bonds	AA	Aa2
Revenue Bonds	AA-	Not Available
Certificates of Participation	AA-	Not Available

Additional information on the City's long-term debt can be found in Section III F on pages 61-72 of the Notes to the Financial Statements.

Economic Factors and Next Year's Budget and Rates

The Fiscal Year 2022-2023 budget preparation was influenced by the following factors:

- The City's General Fund budget was approved with no structural deficit in ongoing expenditures exceeding ongoing revenues.
- Unrestricted fund balance in the General Fund continues to be above the fiscal policy of 20% of operating revenues. It is currently projected to be 34.6%.
- Building permits exceeded budget in fiscal year 2021-2022 by \$345,000. However, we remain conservative in our projections for FY 2022-2023 as we rely on these types of revenues as a one-time impact rather than an ongoing source of funding.
- The focus of the FY 2022-2023 budget was the City's key community priorities related to high performing governance, safe and health community, inclusive and engaged community, sustainable, innovative infrastructure, robust resilient economy, livable community and environmental stewardship.
 - The FY 2022-2023 budget includes a comprehensive pay and benefit increase, new positions related to capacity needs, and infrastructure repairs.
 - Some of the larger items are \$93.5 million for transportation improvements, \$45.8 million programmed for water, wastewater and reclaimed capital equipment and improvements and \$36.0 million in Airport improvements.
- The total authorized positions increased by 10.5 full-time equivalent positions.
- The City continues to monitor the State legislature to be aware of potential budget impacts on cities.
- Property assessments continue to increase at an accelerated rate. The City increased the primary property tax revenue by approximately \$95,000 in FY 2022-2023. The secondary property tax rates remained flat to match the required debt service payments.
- The City continues to pursue federal and state grant dollars to enhance the local economy.
- The City continues implementation of the electronic information sharing technology to facilitate transparency in service provision.

Requests for Information

The Financial Report is designed to provide a general overview of the City's finances for all of those with an interest in the government's finances. If you have questions about this report or need additional financial information, contact:

City of Flagstaff
Finance Section
211 West Aspen Avenue
Flagstaff, AZ 86001

Main (928) 213-2000
Arizona Relay 7-1-1

City of Flagstaff, Arizona
Statement of Net Position
June 30, 2022

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Assets			
Cash, investments and equivalents	\$ 179,573,775	\$ 61,146,643	\$ 240,720,418
Accounts receivable, net	19,794,000	6,348,776	26,142,776
Interest receivable	186,130	103,289	289,419
Intergovernmental receivable	2,405,052	2,684,371	5,089,423
Note receivable	265,400	-	265,400
Lease receivable	3,887,634	6,381,290	10,268,924
Internal balance	1,607,571	(1,607,571)	-
Deposits	-	8,761	8,761
Inventory	590,936	-	590,936
Prepaid items	2,860,550	73,589	2,934,139
Restricted cash and investments	26,917,268	16,691,810	43,609,078
Net OPEB asset	1,945,199	-	1,945,199
Net pension asset	32,027,148	1,392,373	33,419,521
Capital assets, non-depreciable	102,178,599	67,548,267	169,726,866
Capital assets, depreciable, net	259,552,614	321,917,136	581,469,750
Total assets	<u>633,791,876</u>	<u>482,688,734</u>	<u>1,116,480,610</u>
Deferred Outflows of Resources			
Deferred outflows related to pensions/OPEB	17,821,391	3,631,030	21,452,421
Deferred charge on debt refundings	-	190,941	190,941
Total deferred outflows of resources	<u>17,821,391</u>	<u>3,821,971</u>	<u>21,643,362</u>
Liabilities			
Accounts payable	5,474,119	5,531,404	11,005,523
Accrued payroll	3,050,148	667,755	3,717,903
Construction retainage payable	797,436	717,162	1,514,598
Interest payable	1,568,637	337,395	1,906,032
Advanced revenue	3,804,446	324,576	4,129,022
Deposits payable	1,641,301	1,472,997	3,114,298
Noncurrent liabilities:			
Due within one year:			
Compensated absences	2,148,502	414,933	2,563,435
Claims and judgements	76,157	-	76,157
Net OPEB liability	385,509	91,428	476,937
Bonds, notes and leases payable, net	14,423,140	4,382,658	18,805,798
Due in more than one year:			
Compensated absences	2,786,266	431,696	3,217,962
Claims and judgements	112,490	-	112,490
Landfill closure and post-closure care costs	-	17,400,522	17,400,522
Net OPEB liability	8,560,519	2,029,251	10,589,770
Net pension liability	29,715,621	10,125,352	39,840,973
Bonds, notes and leases payable, net	172,310,210	31,595,379	203,905,589
Total liabilities	<u>246,854,501</u>	<u>75,522,508</u>	<u>322,377,009</u>
Deferred Inflows of Resources			
Deferred inflows related to lease	3,849,951	6,355,542	10,205,493
Deferred inflows related to pensions/OPEB	39,593,627	5,317,277	44,910,904
Total deferred inflows of resources	<u>43,443,578</u>	<u>11,672,819</u>	<u>55,116,397</u>
Net Position			
Net investment in capital assets	302,991,379	351,090,227	654,081,606
Restricted for:			
Capital projects	74,944,122	-	74,944,122
Debt service	20,433,447	-	20,433,447
Specific programming	72,338,346	1,523,968	73,862,314
Perpetual care:			
Expendable	45,809	-	45,809
Nonexpendable	345,163	-	345,163
Unrestricted:	(109,783,078)	46,701,183	(63,081,895)
Total Net Position	<u>\$ 361,315,188</u>	<u>\$ 399,315,378</u>	<u>\$ 760,630,566</u>

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

City of Flagstaff, Arizona
Statement of Activities
Year Ended June 30, 2022

	<u>Program Revenues</u>				
	<u>Expenses</u>	<u>Indirect Expense Allocation</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
Primary Government					
Governmental activities:					
General government	\$ 21,949,232	\$ 1,366,435	\$ 2,307,704	\$ 11,044,128	\$ 491,856
Public safety	37,540,112	-	2,321,251	3,176,797	988,941
Public works	1,157,825	297,868	-	102	-
Economic and physical development	10,082,513	577,270	7,018,630	881,340	-
Culture and recreation	14,373,499	(562,564)	1,071,489	3,855,049	-
Highways and streets	18,787,236	(1,679,009)	1,522,627	569,255	9,975,816
Interest on long-term debt	4,738,715	-	-	-	-
Total governmental activities	<u>108,629,132</u>	<u>-</u>	<u>14,241,701</u>	<u>19,526,671</u>	<u>11,456,613</u>
Business-type activities:					
Water	18,450,588		17,422,686	36,060	1,820,457
Wastewater and reclaimed	9,239,327		12,344,602	-	1,215,150
Environmental	13,226,083		15,528,266	2,900	-
Airport	3,816,045		2,547,919	2,935,403	49,107
Housing authority	7,593,877		2,333,587	5,749,791	722,097
Stormwater	5,531,725		4,456,851	396,207	190,160
Total business-type activities	<u>57,857,645</u>		<u>54,633,911</u>	<u>9,120,361</u>	<u>3,996,971</u>
Total Primary Government	<u>\$ 166,486,777</u>		<u>\$ 68,875,612</u>	<u>\$ 28,647,032</u>	<u>\$ 15,453,584</u>

General revenues, contributions and transfers

General revenues:

- Property tax, levied for general purposes
- Property tax, levied for debt service
- Sales taxes
- State shared taxes - unrestricted
- Investment earnings
- Miscellaneous
- Principal contributions to permanent fund
- Gain on the disposal of capital assets
- Transfers in (out)

Total general revenues, contributions and transfers

Change in net position

Net position - beginning

Net position - ending

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

**Net (Expenses) Revenues
and Changes in Net Position**

Primary Government

Governmental Activities	Business-type Activities	Total
(8,105,544)	\$ -	\$ (8,105,544)
(31,053,123)	-	(31,053,123)
(1,157,723)	-	(1,157,723)
(2,182,543)	-	(2,182,543)
(9,446,961)	-	(9,446,961)
(6,719,538)	-	(6,719,538)
(4,738,715)	-	(4,738,715)
<u>(63,404,147)</u>	<u>-</u>	<u>(63,404,147)</u>
-	828,615	828,615
-	4,320,425	4,320,425
-	2,305,083	2,305,083
-	1,716,384	1,716,384
-	1,211,598	1,211,598
-	(488,507)	(488,507)
<u>-</u>	<u>9,893,598</u>	<u>9,893,598</u>
<u>\$ (63,404,147)</u>	<u>\$ 9,893,598</u>	<u>\$ (53,510,549)</u>
7,139,662	-	7,139,662
7,803,477	-	7,803,477
77,098,861	-	77,098,861
25,466,219	-	25,466,219
(5,379,619)	526,570	(4,853,049)
1,574,470	148,041	1,722,511
12,790	-	12,790
23,000	83,800	106,800
(880,256)	880,256	-
<u>112,858,604</u>	<u>1,638,667</u>	<u>114,497,271</u>
49,454,457	11,532,265	60,986,722
<u>311,860,731</u>	<u>387,783,113</u>	<u>699,643,844</u>
<u>\$ 361,315,188</u>	<u>\$ 399,315,378</u>	<u>\$ 760,630,566</u>

City of Flagstaff, Arizona
Balance Sheet
Governmental Funds
June 30, 2022

	General Fund	Highway User Revenue Fund	Transportation Tax Fund
Assets			
Cash and investments	\$ 67,402,194	\$ 10,707,394	\$ 63,234,410
Accounts receivable, net	8,829,129	1,413,894	6,534,070
Interest receivable	75,490	10,645	62,282
Intergovernmental receivable	1,682,952	-	449,272
Notes receivable	-	-	-
Lease receivable	3,331,127	-	-
Interfund receivable	1,479,297	-	-
Inventory	430,795	-	-
Prepaid items	2,847,037	-	-
Restricted cash and investments	-	-	1,208,956
Total assets	\$ 86,078,021	\$ 12,131,933	\$ 71,488,990
Liabilities, Deferred Inflows and Fund Balance			
Liabilities:			
Accounts payable	\$ 2,459,276	\$ 402,620	\$ 1,576,736
Accrued payroll and compensated absences	2,647,881	125,822	-
Construction retainable payable	-	183	675,238
Advanced revenue	388,373	-	484
Guaranty and other deposits	1,641,301	-	-
Total liabilities	7,136,831	528,625	2,252,458
Deferred inflows of resources:			
Unavailable revenue - court fines	164,447	-	-
Unavailable revenue - property taxes	270,916	-	-
Unavailable revenue - notes receivable	-	-	-
Unavailable revenue - other revenue	-	-	-
Deferred inflows-Lease	3,297,328	-	-
Total deferred inflows of resources	3,732,691	-	-
Fund balance:			
Nonspendable	3,277,832	-	-
Restricted	3,690,261	11,603,308	69,236,532
Assigned	5,379,329	-	-
Unassigned (deficit)	62,861,077	-	-
Total fund balance	75,208,499	11,603,308	69,236,532
Total liabilities, deferred inflows and fund balance	\$ 86,078,021	\$ 12,131,933	\$ 71,488,990

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

Nonmajor Governmental Funds	Total Governmental Funds
\$ 31,622,110	\$ 172,966,108
2,963,444	19,740,537
33,357	181,774
272,828	2,405,052
265,400	265,400
556,507	3,887,634
-	1,479,297
160,141	590,936
13,513	2,860,550
25,708,312	26,917,268
<u>\$ 61,595,612</u>	<u>\$ 231,294,556</u>

\$ 851,865	\$ 5,290,497
276,445	3,050,148
122,015	797,436
3,413,050	3,801,907
-	1,641,301
<u>4,663,375</u>	<u>14,581,289</u>

-	164,447
-	270,916
265,400	265,400
111,462	111,462
552,623	3,849,951
<u>929,485</u>	<u>4,662,176</u>

518,817	3,796,649
51,827,335	136,357,436
4,237,469	9,616,798
(580,869)	62,280,208
<u>56,002,752</u>	<u>212,051,091</u>
<u>\$ 61,595,612</u>	<u>\$ 231,294,556</u>



City of Flagstaff
Reconciliation of the Balance Sheet
to the Statement of Net Position
Governmental Activities
June 30, 2022

Fund balances - total governmental funds balance sheet \$ 212,051,091

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

Capital assets and other long-term assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds.

Net OPEB asset	\$ 1,945,199	
Net pension asset	32,027,148	
Governmental capital assets	658,118,470	
Less: accumulated depreciation	<u>(296,387,257)</u>	395,703,560

Deferred outflows and inflows of resources related to pensions and deferred charges on debt refundings are applicable to future reporting periods and, therefore, are not reported in the governmental funds.

Deferred outflows related to pensions/OPEB	17,821,391	
Deferred inflows related to pensions/OPEB	<u>(39,593,627)</u>	(21,772,236)

For purposes of measuring the net pension liability, the long-term liabilities are not due and payable in the current period and, therefore, are not reported as a liability in the governmental funds.

ASRS pension benefits	(28,319,675)	
EORP pension benefits	<u>(1,395,946)</u>	(29,715,621)

Long-term liabilities, including bonds payable are not due and payable in the current period and therefore are not reported in the governmental funds.

Governmental bond, loans, financed purchases, and lease payable	(181,764,730)	
Governmental interest payable	(1,568,637)	
Bond discount	116,093	
Bond premium	(5,084,713)	
Other postemployment benefits	(8,946,028)	
Compensated absences	<u>(4,934,768)</u>	(202,182,783)

Certain revenues are not available to pay for current period expenditures and, therefore, are unavailable in the governmental funds.

Promissory note and miscellaneous revenue	376,862	
Fines and forfeitures	164,447	
Property tax	<u>270,916</u>	812,225

The internal service fund is used by management to charge the cost of self insurance programs to individual funds.

The assets and liabilities of the internal service fund that are reported with governmental activities.		<u>6,418,952</u>
---	--	------------------

Net position of governmental activities - statement of net position \$ 361,315,188

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

City of Flagstaff, Arizona
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended June 30, 2022

	General Fund	Highway User Revenue Fund	Transportation Tax Fund
Revenues:			
Taxes	\$ 38,332,277	\$ -	\$ 34,414,234
Intergovernmental	26,748,529	-	-
Grants and entitlements	2,391,660	10,389,370	-
Charges for services	3,557,079	-	-
Licenses and permits	5,347,966	409,929	-
Fines and forfeitures	789,819	-	-
Rents	1,133,714	-	2,400
Investment earnings	(5,980,098)	55,536	332,688
Contributions	816,186	65,994	53,160
Miscellaneous	530,870	98,681	151,881
Total revenues	<u>73,668,002</u>	<u>11,019,510</u>	<u>34,954,363</u>
Expenditures:			
Current:			
General government	13,909,549	-	6,006,876
Public safety	32,343,499	-	-
Public works	939,484	-	-
Economic and physical development	5,580,185	-	-
Culture and recreation	7,079,702	-	1,033
Highways and streets	93,089	6,829,421	975,293
Debt service:			
Principal retirement	204,898	-	885,000
Interest and other charges	137,523	-	605,163
Capital outlay	1,133,197	2,330,953	14,774,394
Total expenditures	<u>61,421,126</u>	<u>9,160,374</u>	<u>23,247,759</u>
Excess (deficiency) of revenues over expenditures	<u>12,246,876</u>	<u>1,859,136</u>	<u>11,706,604</u>
Other Financing Sources (Uses):			
Sale of capital assets	23,140	-	-
Loan issuance	-	-	-
Transfers in	15,151,867	974,618	-
Transfers out	(17,293,261)	(450,945)	(499,618)
Total other financing sources (uses)	<u>(2,118,254)</u>	<u>523,673</u>	<u>(499,618)</u>
Net change in fund balances	<u>10,128,622</u>	<u>2,382,809</u>	<u>11,206,986</u>
Fund balances, beginning of year	<u>65,079,877</u>	<u>9,220,499</u>	<u>58,029,546</u>
Fund balances, end of year	<u>\$ 75,208,499</u>	<u>\$ 11,603,308</u>	<u>\$ 69,236,532</u>

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

Nonmajor Governmental Funds	Total Governmental Funds
\$ 19,268,394	\$ 92,014,905
3,708,383	30,456,912
11,699,220	24,480,250
2,520,687	6,077,766
2,275	5,760,170
-	789,819
462,806	1,598,920
185,616	(5,406,258)
61,411	996,751
651,630	1,433,062
<u>38,560,422</u>	<u>158,202,297</u>
1,305,721	21,222,146
660,782	33,004,281
-	939,484
4,615,052	10,195,237
6,100,473	13,181,208
573,807	8,471,610
12,465,754	13,555,652
4,619,809	5,362,495
878,495	19,117,039
<u>31,219,893</u>	<u>125,049,152</u>
<u>7,340,529</u>	<u>33,153,145</u>
-	23,140
84,282	84,282
22,311,330	38,437,815
(20,301,842)	(38,545,666)
<u>2,093,770</u>	<u>(429)</u>
<u>9,434,299</u>	<u>33,152,716</u>
<u>46,568,453</u>	<u>178,898,375</u>
<u>\$ 56,002,752</u>	<u>\$ 212,051,091</u>

City of Flagstaff
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, 2022

Net change in fund balances - total governmental funds \$ 33,152,716

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

Government funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense.

Expenditures for capital assets	\$ 19,117,039	
Less current year depreciation	<u>(15,112,665)</u>	4,004,374

Some resources/expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.

Net pension expense related to ASRS	511,907	
Net pension expense related to PSPRS	(3,262,367)	
Net pension expense related to EORP	(25,892)	
Capital related debt issued	(84,282)	
Compensated absences	(67,631)	
Other postemployment benefits	119,205	
Principal payments on debt	13,555,652	
Interest accrual on debt	(63,527)	
Refunding loss amortization	(74,667)	
Bond premium/discount amortization	<u>761,974</u>	11,370,372

The disposal or contribution of capital assets are not reflected in fund statements but are recorded as revenues or expenses in the statement of activities.

Gain/loss on disposal of capital assets	(115,174)	
Donated capital assets	528,412	
Transfer of capital assets to business-type activities	<u>(772,405)</u>	(359,167)

Certain revenues in the governmental funds that provide current financial resources are not included in the statement of activities because they were recognized in a prior period. However, other revenues that are unavailable in the governmental funds because they do not provide current financial resources due to unavailability are recognized in the statement of activities.

Court (fines and forfeitures)	15,026	
Notes receivable and miscellaneous	19,694	
Property tax	<u>27,095</u>	61,815

(continued)

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

City of Flagstaff
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, 2022

Internal service funds are used by management to charge the costs of certain activities, such as the City's self-insurance program to individual funds. The following activities of the internal service fund is reported with governmental activities.

Net allocated income assigned to governmental activities	1,056,332	
Investment income	26,639	
Miscellaneous income	141,376	1,224,347
Change in net position of governmental activities - statement of activities		\$ 49,454,457

(concluded)

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

City of Flagstaff, Arizona
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2022

	<u>Budget</u>		Actual Amounts Budgetary Basis	Variance with Final Budget
	<u>Original</u>	<u>Final</u>		
Revenues:				
Taxes	\$ 33,028,198	\$ 33,028,198	\$ 38,376,827	\$ 5,348,629
Intergovernmental	23,220,716	23,220,716	26,748,529	3,527,813
Grants and entitlements	6,341,087	6,341,087	2,391,660	(3,949,427)
Charges for services	2,218,891	2,218,891	3,557,079	1,338,188
Licenses and permits	2,894,980	2,894,980	5,347,966	2,452,986
Fines and forfeitures	1,145,194	1,145,194	789,819	(355,375)
Rents	1,154,008	1,154,008	1,143,415	(10,593)
Investment earnings	372,426	372,426	1,409,393	1,036,967
Contributions	10,510	10,510	816,186	805,676
Miscellaneous	246,953	246,953	291,151	44,198
Total revenues	<u>70,632,963</u>	<u>70,632,963</u>	<u>80,872,025</u>	<u>10,239,062</u>
Expenditures:				
Current:				
General administration	16,816,843	16,816,843	12,682,197	4,134,646
Management services	5,002,102	5,002,102	4,332,174	669,928
Fire	17,488,590	17,488,590	12,704,809	4,783,781
Police	21,887,143	21,887,143	20,600,823	1,286,320
Community development	4,581,233	4,581,233	3,947,190	634,043
Public works	14,978,665	14,978,665	9,007,236	5,971,429
Economic vitality	202,834	202,834	112,290	90,544
Non-departmental	(1,346,977)	(1,346,977)	(3,782,506)	2,435,529
Engineering	1,999,513	1,999,513	1,779,021	220,492
Contingency	3,196,810	3,196,810	37,892	3,158,918
Total expenditures	<u>84,806,756</u>	<u>84,806,756</u>	<u>61,421,126</u>	<u>23,385,630</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(14,173,793)</u>	<u>(14,173,793)</u>	<u>19,450,899</u>	<u>33,624,692</u>
Sale of capital assets	38,887	38,887	23,140	(7,829)
Transfers in	11,781,522	11,781,522	15,151,867	3,270,345
Transfers out	(18,984,720)	(18,984,720)	(17,293,261)	1,791,459
Total other financing sources (uses)	<u>(7,164,311)</u>	<u>(7,164,311)</u>	<u>(2,118,254)</u>	<u>5,053,975</u>
Net change in fund balances	<u>(21,338,104)</u>	<u>(21,338,104)</u>	<u>17,332,645</u>	<u>38,678,667</u>
Fund balances, beginning of year	<u>44,999,542</u>	<u>44,999,542</u>	<u>63,003,808</u>	<u>18,004,266</u>
Fund balances, end of year	<u>\$ 23,661,438</u>	<u>\$ 23,661,438</u>	<u>\$ 80,336,453</u>	<u>\$ 56,682,933</u>
Adjustment of budgetary basis to GAAP basis net change in fund balances			\$ 17,332,645	
The City budgets certain revenues on the cash basis, rather than on the modified accrual basis			<u>(7,204,023)</u>	
Adjusted net change in fund balance - GAAP basis			<u>\$ 10,128,622</u>	

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

City of Flagstaff, Arizona
Highway User Revenue Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2022

	Budget		Actual Amounts Budgetary Basis	Variance with Final Budget
	Original	Final		
Revenues:				
Intergovernmental	\$ 80,000	\$ 80,000	\$ -	\$ (80,000)
Grants and entitlements	8,556,425	8,556,425	10,389,370	1,832,945
Investment earnings	40,000	40,000	55,536	15,536
Contributions	1,790,000	1,790,000	65,994	(1,724,006)
Licenses and permits	-	-	409,929	409,929
Miscellaneous	-	-	98,681	98,681
Total revenues	10,466,425	10,466,425	11,019,510	553,085
Expenditures:				
Current:				
Public works	11,963,814	11,963,814	7,320,782	4,643,032
Non-departmental	1,339,974	1,339,974	1,339,974	-
Engineering	8,862,944	8,862,944	499,618	8,363,326
Contingency	100,000	100,000	-	100,000
Total expenditures	22,266,732	22,266,732	9,160,374	13,106,358
Excess (deficiency) of revenues over (under) expenditures	(11,800,307)	(11,800,307)	1,859,136	13,659,443
Other Financing Sources (Uses):				
Transfers in	9,549,555	9,549,555	974,618	8,574,937
Transfers out	(513,000)	(513,000)	(450,945)	(62,055)
Total other financing sources (uses)	9,036,555	9,036,555	523,673	8,512,882
Net change in fund balances	(2,763,752)	(2,763,752)	2,382,809	5,146,561
Fund balances, beginning of year	7,940,543	7,940,543	9,220,499	1,279,956
Fund balances, end of year	\$ 5,176,791	\$ 5,176,791	\$ 11,603,308	\$ 6,426,517

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

City of Flagstaff, Arizona
Transportation Fund
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2022

	Budget		Actual Amounts Budgetary Basis	Variance with Final Budget
	Original	Final		
Revenues:				
Taxes	\$ 28,053,400	\$ 28,053,400	34,502,818	\$ 6,449,418
Grants and entitlements	6,141,624	6,141,624	-	(6,141,624)
Investment earnings	239,000	239,000	332,688	93,688
Leases	-	-	2,400	2,400
Contributions	546,458	546,458	53,160	(493,298)
Miscellaneous	-	-	24,095	24,095
Total revenues	34,980,482	34,980,482	34,915,161	(65,321)
Expenditures:				
Current:				
Community development	-	-	6,984	(6,984)
Public works	1,253,071	1,253,071	1,157,923	95,148
Non-departmental	9,821,375	9,821,375	7,685,411	2,135,964
Engineering	50,918,527	50,918,527	14,397,441	36,521,086
Total expenditures	61,992,973	61,992,973	23,247,759	38,745,214
Excess (deficiency) of revenues over (under) expenditures	(27,012,491)	(27,012,491)	11,667,402	38,679,893
Other Financing Sources (Uses):				
Transfers in	6,118,985	6,118,985	-	(6,118,985)
Transfers out	(13,033,877)	(13,033,877)	(499,618)	12,534,259
Total other financing sources (uses)	(6,914,892)	(6,914,892)	(499,618)	6,415,274
Net change in fund balances	(33,927,383)	(33,927,383)	11,167,784	45,095,167
Fund balances, beginning of year	48,394,615	48,394,615	57,240,593	8,845,978
Fund balances, end of year	\$ 14,467,232	\$ 14,467,232	\$ 68,408,377	\$ 53,941,145
Adjustment of budgetary basis to GAAP basis net change in fund balances			\$ 11,167,784	
The City budgets certain revenues on the cash basis, rather than on the modified accrual basis.			39,202	
Adjusted net change in fund balance - GAAP basis			\$ 11,206,986	

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



City of Flagstaff, Arizona
Statement of Net Position
Proprietary Funds
June 30, 2022

	Business-type Activities - Enterprise Funds			
	Water and Wastewater Fund	Stormwater Fund	Environmental Services Fund	Airport Fund
Assets				
Current assets:				
Cash and investments	\$ 45,523,028	\$ 4,061	\$ 13,431,844	\$ 16,321
Receivable, net	4,108,804	452,233	1,519,626	271,842
Intergovernmental receivable	38,800	220,932	-	2,370,041
Lease receivable	-	-	-	6,381,290
Interfund receivable	6,400,000	-	-	-
Prepaid items	-	-	-	-
Restricted cash and investments	3,764,763	249,175	155,322	-
Total current assets	59,835,395	926,401	15,106,792	9,039,494
Noncurrent assets:				
Restricted cash and investments	-	-	12,390,955	-
Refundable deposits	8,761	-	-	-
Net pension asset	-	-	-	1,392,373
Capital assets, non-depreciable	23,114,658	39,548,995	3,606,446	356,218
Capital assets, depreciable, net	242,091,215	29,841,014	8,996,193	37,412,247
Total non-current assets	265,214,634	69,390,009	24,993,594	39,160,838
Total assets	325,050,029	70,316,410	40,100,386	48,200,332
Deferred outflows of resources:				
Deferred outflow related to advance refunding	190,941	-	-	-
Deferred outflows related to pension/OPEB	1,538,579	144,691	1,013,659	526,922
Total deferred outflows of resources	1,729,520	144,691	1,013,659	526,922
Liabilities				
Current liabilities:				
Accounts payable	1,484,397	3,245,693	268,072	342,859
Construction retainage payable	453,556	263,606	-	-
Interfund payable	-	6,400,000	-	1,400,000
Accrued payroll	294,521	29,527	191,379	60,072
Accrued compensated absences	209,207	16,368	95,400	53,182
Interest payable	261,898	15,175	60,322	-
Advanced revenue	303,080	-	78	-
Claims and judgements	-	-	-	-
Deposits payable	1,318,217	-	78,002	2,459
Bonds and lease payable, net	3,848,915	234,000	95,000	204,743
Total current liabilities	8,173,791	10,204,369	788,253	2,063,315
Noncurrent liabilities:				
Compensated absences	237,449	13,075	83,392	41,813
Net OPEB liability	929,217	89,748	699,726	110,673
Net pension liability	4,913,717	459,400	3,130,220	376,371
Claims and judgements	-	-	-	-
Landfill closure and post closure care costs	-	-	17,400,522	-
Financed Purchases	786,806	-	-	329,058
Bonds and notes payable, net	23,149,750	3,858,000	3,471,765	-
Total noncurrent liabilities	30,016,939	4,420,223	24,785,625	857,915
Total liabilities	38,190,730	14,624,592	25,573,878	2,921,230
Deferred inflows related to pension/OPEB	1,963,300	184,347	1,282,111	1,373,750
Deferred inflows related to leases	-	-	-	6,355,542
Total deferred inflows	1,963,300	184,347	1,282,111	7,729,292
Net Position				
Net investment in capital assets	236,473,739	63,887,461	9,033,945	37,196,665
Restricted for:				
Specific programming	-	-	-	1,392,373
Unrestricted (deficit)	50,151,780	(8,235,299)	5,224,111	(512,306)
Total net position	\$ 286,625,519	\$ 55,652,162	\$ 14,258,056	\$ 38,076,732

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

Business-type Activities - Enterprise Funds		Governmental Activities
Nonmajor Enterprise Fund - Housing Authority	Total Business-type Funds	Internal Service Fund
\$ 2,171,389	\$ 61,146,643	\$ 6,607,667
99,560	6,452,065	57,819
54,598	2,684,371	-
-	6,381,290	-
-	6,400,000	-
73,589	73,589	-
-	4,169,260	-
<u>2,399,136</u>	<u>87,307,218</u>	<u>6,665,486</u>
131,595	12,522,550	-
-	8,761	-
-	1,392,373	-
921,950	67,548,267	-
3,576,467	321,917,136	-
<u>4,630,012</u>	<u>403,389,087</u>	<u>-</u>
<u>7,029,148</u>	<u>490,696,305</u>	<u>6,665,486</u>
-	190,941	-
407,179	3,631,030	-
<u>407,179</u>	<u>3,821,971</u>	<u>-</u>
190,383	5,531,404	183,622
-	717,162	-
79,297	7,879,297	-
92,256	667,755	-
40,776	414,933	-
-	337,395	-
21,418	324,576	2,539
-	-	76,157
74,319	1,472,997	-
-	4,382,658	-
<u>498,449</u>	<u>21,728,177</u>	<u>262,318</u>
55,967	431,696	-
291,315	2,120,679	-
1,245,644	10,125,352	-
-	-	112,490
-	17,400,522	-
-	1,115,864	-
-	30,479,515	-
<u>1,592,926</u>	<u>61,673,628</u>	<u>112,490</u>
<u>2,091,375</u>	<u>83,401,805</u>	<u>374,808</u>
513,769	5,317,277	-
-	6,355,542	-
<u>513,769</u>	<u>11,672,819</u>	<u>-</u>
4,498,417	351,090,227	-
131,595	1,523,968	-
201,171	46,829,457	6,290,678
<u>\$ 4,831,183</u>	<u>\$ 399,443,652</u>	<u>\$ 6,290,678</u>

Some amounts reported for business-type activities in the statement of net position are different because certain internal service fund assets and liabilities are included with business-type activities

(128,274)
\$ 399,315,378

City of Flagstaff, Arizona
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
Year Ended June 30, 2022

	Business-type Activities - Enterprise Funds			
	Water and Wastewater Fund	Stormwater Fund	Environmental Services Fund	Airport Fund
Operating Revenues:				
Charges for services	\$ 29,767,288	\$ 4,456,851	\$ 15,528,266	\$ 2,547,919
Miscellaneous	143,096	-	4,645	300
Total operating revenues	<u>29,910,384</u>	<u>4,456,851</u>	<u>15,532,911</u>	<u>2,548,219</u>
Operating Expenses:				
Personnel services	6,316,542	606,937	4,502,086	1,314,322
Contractual services, materials and supplies	11,754,827	4,352,050	9,140,492	2,315,648
Pension and OPEB expense	(339,340)	2,227	(1,236,358)	(2,303,944)
Insurance claims and expenses	-	-	-	-
Depreciation and amortization	9,267,776	627,485	850,151	2,468,488
Total operating expenses	<u>26,999,805</u>	<u>5,588,699</u>	<u>13,256,371</u>	<u>3,794,514</u>
Operating income (loss)	<u>2,910,579</u>	<u>(1,131,848)</u>	<u>2,276,540</u>	<u>(1,246,295)</u>
Non-Operating Revenues (Expenses):				
Interest and investment income	313,827	-	103,817	104,832
Grants and entitlements	36,060	396,207	2,900	2,892,579
Gain (loss) on disposal of capital asset	(1,215,157)	(1,006,407)	75,200	-
Passenger facility charges	-	-	-	42,824
Interest expense	(723,742)	(15,175)	(119,790)	(37,967)
Total non-operating revenues (expenses)	<u>(1,589,012)</u>	<u>(625,375)</u>	<u>62,127</u>	<u>3,002,268</u>
Income (loss) before capital contributions and transfers	<u>1,321,567</u>	<u>(1,757,223)</u>	<u>2,338,667</u>	<u>1,755,973</u>
Capital contributions related to grants	-	190,160	-	49,107
Capital contributions from external sources	3,035,607	-	-	-
Capital contributions from internal sources	2,493,448	367,009	-	-
Transfers in	142,036	223,284	843,007	1,943,826
Transfers out	(53,120)	(86,465)	-	(2,904,717)
Change in net position	<u>6,939,538</u>	<u>(1,063,235)</u>	<u>3,181,674</u>	<u>844,189</u>
Total net position, beginning of year	<u>279,685,981</u>	<u>56,715,397</u>	<u>11,076,382</u>	<u>37,232,543</u>
Total net position, end of year	<u>\$ 286,625,519</u>	<u>\$ 55,652,162</u>	<u>\$ 14,258,056</u>	<u>\$ 38,076,732</u>

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

<u>Business-type Activities - Enterprise Funds</u>		<u>Governmental Activities</u>
<u>Nonmajor Enterprise Fund - Housing Authority</u>	<u>Total Business-type Funds</u>	<u>Internal Service Fund</u>
\$ 2,333,587	\$ 54,633,911	\$ 9,981,728
-	148,041	141,376
<u>2,333,587</u>	<u>54,781,952</u>	<u>10,123,104</u>
1,307,216	14,047,103	-
6,553,762	34,116,779	-
(714,147)	(4,591,562)	-
-	-	8,511,489
447,046	13,660,946	-
<u>7,593,877</u>	<u>57,233,266</u>	<u>8,511,489</u>
<u>(5,260,290)</u>	<u>(2,451,314)</u>	<u>1,611,615</u>
4,094	526,570	26,639
5,749,791	9,077,537	-
500	(2,145,864)	-
-	42,824	-
-	(896,674)	-
<u>5,754,385</u>	<u>6,604,393</u>	<u>26,639</u>
<u>494,095</u>	<u>4,153,079</u>	<u>1,638,254</u>
722,097	961,364	-
-	3,035,607	-
-	2,860,457	-
-	3,152,153	-
-	(3,044,302)	-
<u>1,216,192</u>	<u>11,118,358</u>	<u>1,638,254</u>
<u>3,614,991</u>	<u>388,325,294</u>	<u>4,652,424</u>
<u>\$ 4,831,183</u>	<u>\$ 399,443,652</u>	<u>\$ 6,290,678</u>

Change in net
position of business-
type activities

413,907
\$ 11,532,265

Some amounts reported for business-type activities on the statement of activities are different because the net revenue (expense) of certain internal service funds is reported with business-type activities

City of Flagstaff, Arizona
Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2022

	Business-type Activities - Enterprise Funds		
	Water and Wastewater Fund	Stormwater Fund	Environmental Services Fund
Cash flows from operating activities:			
Receipts from customers	\$ 29,866,029	\$ 4,428,945	\$ 15,180,653
Interfund services provided	400,041	52,464	203,300
Passenger facility charges	-	-	-
Payments to suppliers	(9,326,338)	(2,028,367)	(6,084,740)
Interfund services used	(69,864)	-	(9,051)
Interfund reimbursement used	(2,573,997)	(244,102)	(1,554,613)
Payments to employees	(6,355,771)	(589,005)	(4,506,500)
Net cash provided (used) by operating activities	<u>11,940,100</u>	<u>1,619,935</u>	<u>3,229,049</u>
Cash flows from noncapital financing activities:			
Transfer from other funds	(53,120)	(74,704)	888,037
Transfer to other funds	74,704	223,284	(45,030)
Interfund loans received (paid)	3,710,000	(3,710,000)	-
Net cash provided (used) by noncapital financing activities	<u>3,731,584</u>	<u>(3,561,420)</u>	<u>843,007</u>
Cash flows from capital and related financing activities:			
Receipts from grantors	(2,740)	271,584	4,900
Capital contributions	2,418,426	(33,124)	-
Acquisition and construction of capital assets	(7,104,740)	(2,136,738)	(1,606,667)
Principal payments on capital debt	(8,684,947)	-	(95,000)
Proceeds from capital related debt	4,930,000	4,092,000	-
Interest paid on capital debt	(800,564)	-	(123,569)
Proceeds from sales of capital assets	8,100	-	75,200
Net cash provided (used) by capital and related financing activities	<u>(9,236,465)</u>	<u>2,193,722</u>	<u>(1,745,136)</u>
Cash flows from investing activities:			
Interest received on investments	334,132	282	108,666
Net cash provided (used) by investing activities	<u>334,132</u>	<u>282</u>	<u>108,666</u>
Net increase (decrease) in cash and cash equivalents	<u>6,769,351</u>	<u>252,519</u>	<u>2,435,586</u>
Cash and cash equivalents at beginning of year	42,518,440	717	23,542,535
Cash and cash equivalents at end of year	<u>\$ 49,287,791</u>	<u>\$ 253,236</u>	<u>\$ 25,978,121</u>
Classified as:			
Cash, cash equivalents, and investments	\$ 45,523,028	\$ 4,061	\$ 13,431,844
Restricted cash and cash equivalents	3,764,763	249,175	12,546,277
Totals	<u>\$ 49,287,791</u>	<u>\$ 253,236</u>	<u>\$ 25,978,121</u>

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

Business-type Activities - Enterprise Funds			Governmental
Nonmajor			Activities
Airport Fund	Enterprise Fund - Housing Authority	Total Business- type Funds	Internal Service Fund
\$ 2,503,692	\$ 2,252,867	\$ 54,232,186	\$ 10,133,207
-	-	655,805	-
42,824	-	42,824	-
(1,548,768)	(5,865,905)	(24,854,118)	(8,408,948)
(73,800)	(338,952)	(491,667)	-
(404,956)	-	(4,777,668)	-
(1,291,511)	(1,359,708)	(14,102,495)	-
<u>(772,519)</u>	<u>(5,311,698)</u>	<u>10,704,867</u>	<u>1,724,259</u>
1,943,826	-	2,704,039	-
(2,904,717)	-	(2,651,759)	-
1,400,000	28,789	1,428,789	-
<u>439,109</u>	<u>28,789</u>	<u>1,481,069</u>	<u>-</u>
1,603,244	5,713,209	7,590,197	-
49,107	722,097	3,156,506	-
(1,915,186)	(781,694)	(13,545,025)	-
(193,770)	-	(8,973,717)	-
-	-	9,022,000	-
(37,967)	-	(962,100)	-
-	500	83,800	-
<u>(494,572)</u>	<u>5,654,112</u>	<u>(3,628,339)</u>	<u>-</u>
73,539	4,094	520,713	26,639
<u>73,539</u>	<u>4,094</u>	<u>520,713</u>	<u>26,639</u>
(754,443)	375,297	9,078,310	1,750,898
770,764	1,927,687	68,760,143	4,856,769
<u>\$ 16,321</u>	<u>\$ 2,302,984</u>	<u>\$ 77,838,453</u>	<u>\$ 6,607,667</u>
\$ 16,321	\$ 2,171,389	\$ 61,146,643	\$ 6,607,667
-	131,595	16,691,810	-
<u>\$ 16,321</u>	<u>\$ 2,302,984</u>	<u>\$ 77,838,453</u>	<u>\$ 6,607,667</u>

City of Flagstaff, Arizona
Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2022

	Business-type Activities - Enterprise Funds		
	Water and Wastewater Fund	Stormwater Fund	Environmental Services Fund
Reconciliation of operating income (loss) to net cash provided (used) by operating activities			
Operating income (loss)	\$ 2,910,579	\$ (1,131,848)	\$ 2,276,540
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation and amortization	9,267,776	627,485	850,151
Landfill closure and post closure costs	-	-	1,433,009
Other receipts	-	-	-
(Increase) decrease in assets:			
Receivables	294,080	27,558	(142,495)
Allowance for doubtful accounts	(6,000)	(3,000)	19,500
Prepaid items	-	-	-
Refundable deposits	2	-	-
Net pension asset	-	-	-
(Increase) decrease in deferred pension outflows	(40,189)	(16,479)	65,740
(Increase) decrease in deferred OPEB outflows	(102,812)	(9,913)	(77,473)
Increase (decrease) in liabilities:			
Accounts payable	(215,374)	2,079,581	59,079
Accrued payroll, compensated absences	(39,227)	17,932	(4,414)
Net OPEB liability	160,747	15,500	121,133
Net pension liability	(1,789,685)	(122,295)	(2,225,370)
Deposits payable	105,506	-	(999)
Advanced revenue	(37,900)	-	(24,964)
Increase (decrease) in deferred pension inflows	1,479,937	139,979	915,286
Increase (decrease) in deferred OPEB inflows	(47,340)	(4,565)	(35,674)
Increase (decrease) in deferred lease inflows	-	-	-
Total adjustments	<u>9,029,521</u>	<u>2,751,783</u>	<u>952,509</u>
Net cash provided (used) by operating activities	<u>\$ 11,940,100</u>	<u>\$ 1,619,935</u>	<u>\$ 3,229,049</u>
Noncash investing, capital and financing activities:			
Capital assets acquired through contributions from developers	\$ 2,702,097	\$ -	\$ -
Amortization of premium	-	-	2,354
Amortization of deferred amount on refunding	38,188	-	-
Loss on disposal of capital assets	(632,511)	(1,006,407)	-
Capital assets transferred from other funds	209,133	590,293	-
Total noncash investing, capital and financing activities	<u>\$ 2,316,907</u>	<u>\$ (416,114)</u>	<u>\$ 2,354</u>

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

Business-type Activities - Enterprise Funds			Governmental Activities
Airport Fund	Nonmajor Enterprise Fund - Housing Authority	Total Business-type Funds	Internal Service Fund
\$ (1,246,295)	\$ (5,260,290)	\$ (2,451,314)	\$ 1,611,615
2,468,488	447,046	13,660,946	-
-	-	1,433,009	-
42,824	-	42,824	-
(6,400,069)	(17,312)	(6,238,238)	12,410
-	-	10,500	-
-	359,488	359,488	-
-	-	2	-
(1,392,373)	-	(1,392,373)	-
(153,212)	39,410	(104,730)	-
(12,239)	(32,189)	(234,626)	-
288,124	(10,583)	2,200,827	102,541
22,811	(52,492)	(55,390)	-
19,136	50,329	366,845	-
(2,078,339)	(1,114,423)	(7,330,112)	-
-	725	105,232	-
-	(64,133)	(126,997)	(2,307)
1,318,718	364,252	4,218,172	-
(5,635)	(21,526)	(114,740)	-
6,355,542	-	6,355,542	-
<u>473,776</u>	<u>(51,408)</u>	<u>13,156,181</u>	<u>112,644</u>
<u>\$ (772,519)</u>	<u>\$ (5,311,698)</u>	<u>\$ 10,704,867</u>	<u>\$ 1,724,259</u>
\$ -	\$ -	\$ 2,702,097	\$ -
-	-	2,354	-
-	-	38,188	-
-	-	(1,638,918)	-
-	-	799,426	-
<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,903,147</u>	<u>\$ -</u>

(concluded)

City of Flagstaff, Arizona

Notes to the Financial Statements

June 30, 2022

I. Summary of Significant Accounting Policies

A. Financial Reporting Entity

The City of Flagstaff (City) was incorporated as a town in 1894 and as a city in 1928. The current City Charter was approved June 29, 1998. The Charter provides for the Council-Manager form of government and the authority to provide municipal services, as limited by the State Constitution.

The accounting policies of the City conform to accounting principles generally accepted in the United States of America (GAAP) as applicable to Governmental Units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The City of Flagstaff is a municipal corporation governed by an elected mayor and six-member council. The accompanying financial statements include the City and all its component entities for which the government is financially accountable. Blended component units, although legally separate entities are, in substance, part of the government's operations and so data from these units are combined with data of the primary government. Discretely presented component units are reported in a separate column in the Government-wide Statement of Net Position and Activities to emphasize they are legally separate from the government. The City of Flagstaff reports no blended or discretely presented component units.

Related Organizations: The City of Flagstaff officials are also responsible for appointing board members of other organizations. However, as the City's control is limited to making the appointments and there is not a significant operational nor a significant financial relationship between these organizations and the City, they are not included as part of these financial statements.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (statement of net position and statement of activities) report on the City and its component units. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which are supported by fees and charges for services.

The government-wide statement of activities demonstrates the degree to which the direct expenses of the various functions and segments of the City are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Interest on long-term debt and depreciation expense on assets shared by multiple functions are not allocated to the various functions. Program revenues include: 1) charges to customers or users who purchase, use, or directly benefit from goods, services or privileges provided by a particular function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes, investment income and other revenues not identifiable with functions or segments are included as general revenues. The general revenues support the net costs of the functions and segments not covered by program revenues.

Generally, the effect of interfund activity has been removed from the government-wide financial statements. Interfund services provided and used are not eliminated in the process of consolidation.

Interdepartmental services performed by one division for another are credited to the performing division and charged to the receiving division to reflect the accurate costs of programs. These indirect costs have been eliminated as part of the program expenses reported for the various functional activities. The rates used are intended to reflect full costs in accordance with generally accepted cost accounting principles and are part of the fund statements. Interfund services provided and used are eliminated in the process of consolidation.

The government-wide statement of net position reports all financial and capital resources of the government. It is displayed in a format of assets plus deferred outflows of resources, less liabilities, less deferred inflows of resources, equals net position, with the assets and liabilities shown in order of their relative liquidity. Net position is required to be displayed in three components: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are also included in the net position. The portion of unspent related debt proceeds or deferred inflows of resources at the end of the reporting period is not included in the calculation of net investment in capital assets; instead that portion of the debt or deferred inflows of resources is included in the same net position component as the unspent amount. Restricted net position occurs when a constraint is placed on its use by either: 1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or law or regulations of other governments, or 2) imposed by law through constitutional provisions or enabling legislation. All net position not otherwise classified as restricted, is shown as unrestricted. Generally, the City would first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

Also, part of the basic financial statements is fund financial statements for governmental funds and proprietary funds. The focus of the fund financial statements is on major funds, as defined by GASB Statement No. 34. Although the reporting model sets forth minimum criteria for determination of major funds (a percentage of assets and deferred outflows, liabilities and deferred inflows, revenues, or expenditures/expenses of fund category and of the governmental and enterprise funds combined), it also gives governments the option of displaying other funds as major funds. Other non-major funds are combined in a single column on the fund financial statements and are detailed in combining statements included as supplementary information after the basic financial statements.

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary funds. 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 recorded as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are prepared on a current financial resources measurement focus and modified accrual basis of accounting. This is the traditional basis of accounting for governmental funds. This presentation is deemed most appropriate to 1) demonstrate legal and covenant compliance, 2) demonstrate the sources and uses of liquid resources, and 3) demonstrate how the City's actual revenues and expenditures conform to the annual budget. Since the governmental fund financial statements are presented on a different basis than the governmental activities column of the government-wide financial statements, a reconciliation is provided immediately following each fund statement. These reconciliations

explain the adjustments necessary to transform the fund financial statements into the governmental activities column of the government-wide financial statements.

The proprietary fund financial statements are prepared on the same basis (economic resources measurement focus and accrual basis of accounting) as the government-wide financial statements. Therefore, most lines for the total enterprise funds on the proprietary fund financial statements will directly reconcile to the business-type activities column on the government-wide financial statements. Because the enterprise funds are combined into a single business-type activities column on the government-wide financial statements, certain interfund activities between these funds may be eliminated in the consolidation for the government-wide financial statements but are included in the fund columns in the proprietary fund financial statements. The net costs/income of the internal service fund is also partially allocated to the business-type activities column on the government-wide financial statements.

On the proprietary fund financial statements, operating revenues are those that flow directly from the operations of that activity, i.e., charges to customers or users who purchase or use the goods or services of that activity. Operating expenses are those that are incurred to provide those goods or services. Non-operating revenues and expenses represent items like investment income, interest expense, and other items that do not fit in any other category and are not a result of the direct operations of the activity.

The City uses funds to report its financial position and the results of its operations. Fund accounting segregates funds according to their intended purpose and is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts, which includes assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balance, revenues, and expenditures/expenses.

The City uses the following fund categories:

Governmental Fund Types

Governmental Funds are those through which most of the governmental functions of the City are financed. The measurement focus is based upon determination of changes in financial position rather than upon net income determination.

General Fund is the primary operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund. The General Fund will always be considered a major fund in the basic financial statements.

Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than special assessments or major capital projects) that are legally restricted to expenditures for specified purposes. There are two special revenue funds that are presented as a major fund in the basic financial statements. They are the:

- *Highway User Revenue Fund* which receives and expends the City's allocation of the Highway User Revenue money. Resources allocated to this fund come mainly from the State and must be used for street construction, reconstruction, and maintenance.
- *Transportation Tax Fund* accounts for the receipt and expenditures of the transportation tax money as authorized by voters on May 16, 2000. These resources are restricted to financing improvements in the areas of the 4th Street overpass project, safe to school/pedestrian and bike projects, traffic flow and safety improvements, transit service operations and enhancements and to repay the bonding related to the 4th Street overpass. In fiscal year 2015-2016, voters approved an additional transportation tax for road repair and street safety which is valid through 2035. In fiscal year 2016-2017, voters approved an extension of the transit tax to 2030. In fiscal year 2018-2019, voters approved an additional tax for the

Lone Tree Overpass and extended the roadway, pedestrian, bicycle, and safety improvements tax to 2040.

Capital Project Funds are used to account for major capital acquisition and construction separate from ongoing operating activities. Resources for capital projects typically result from the issuance of general obligation or other government debt.

Debt Service Funds are used to account for the accumulation of resources for, and the payment of, general long-term obligation principal and interest.

Permanent Funds are used to account for resources that are legally restricted to the extent that only earnings, and not principal, may be used for purposes that support the reporting government's programs. Resources are generated from ongoing plot sales with a portion allocated to perpetuity.

Proprietary Fund Types

Proprietary Funds are used to account for the City's ongoing operations and activities, which are like those found in the private sector and where cost recovery and the determination of net income is useful or necessary for sound fiscal management. The measurement focus is based upon determination of net income, changes in net position, net position, and cash flows.

Enterprise Funds are used to account for operations that provide services to the public for a fee. Under GASB Statement No. 34, enterprise funds are also required for any activity whose principal revenue sources meet any of the following criteria: 1) any activity that has issued debt backed solely by the fees and charges of the activity, 2) if the cost of providing services for an activity, including capital costs such as depreciation or debt service, must legally be recovered through fees and charges, or 3) it is the policy of the City to establish activity fees or charges to recover the cost of providing services, including capital costs. The City has five enterprise funds, four of which are presented as major funds in the basic financial statements.

- *Water and Wastewater Fund* accounts for the City water pumping, treatment and distribution systems and the City wastewater collection and treatment systems.
- *Stormwater Fund* accounts for the construction, operations, and maintenance activities of the City stormwater system.
- *Environmental Services Fund* accounts for the operations of City refuse, management of the City landfill, recycling collection services and the management of sustainability programs.
- *Airport Fund* accounts for the construction and operations activities of the City's Airport.

Internal Service Fund accounts for the operations that provide services to other divisions of the government on a cost-reimbursement basis, thus the internal service fund is presented with the proprietary fund financial statements. The internal service fund represents the self-insurance services provided to other divisions and accounts for the risk management function of the City as well as maintaining the costs of the City's liability insurance and any claims paid under the City's self-insurance program. These costs are allocated to all operational activities of the City.

Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. Governmental funds are accounted for using a current financial resources measurement focus whereby only current assets plus deferred outflows of resources, equals current liabilities plus deferred inflows of resources, plus fund balance. Operating statements present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in net change in fund balances.

Enterprise funds are accounted for on a flow of economic resources measurement focus whereby all assets plus deferred outflows of resources, less liabilities and deferred inflows of resources associated with the operation of these funds, equals net position, as presented on the statement of net position. Operating statements present increases (i.e., revenues) and decreases (i.e., expenses) in net total position.

The modified accrual basis of accounting is used by governmental funds. Revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The City considers all revenues, except reimbursement grants, to be available if they are collected within 60 days of the end of the current fiscal period. Reimbursement grants are considered available if they are collected within one year of the end of the current fiscal period.

Expenditures are generally recorded when the related fund liability is incurred, as under accrual accounting. Principal and interest on long-term debt are recorded as fund liabilities when due. However, debt service expenditures, as well as expenditures related to compensated absences, claims and judgments are recorded only to the extent they have matured.

Revenues susceptible to accrual include property tax, privilege license tax, highway user tax, state shared sales tax, vehicle license tax, grants and aid and interest earned on investments. Licenses and permits, charges for services, fines and forfeitures, parks and recreation charges and miscellaneous revenues are recorded when received in cash since they are generally not measurable until received. Only the portion of special assessment receivables due within the current fiscal period is susceptible to accrual as revenue of the current period.

The accrual basis of accounting is followed for all enterprise funds. Revenues are recognized in the accounting period in which they are earned and become measurable, and expenses are recognized when incurred.

Enterprise 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 the funds principal ongoing operations. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating items.

Budgets and Budgetary Accounting

The City uses the following procedures in establishing the budgetary data reflected in the accompanying financial statements.

- The maximum legal expenditure permitted for the year is the total budget as adopted. The expenditure appropriations in the adopted budget are maintained in the City's financial system by division within individual funds. Division appropriations may be amended during the year, within administrative guidelines and adopted Council policies.

- The initial budget for the fiscal year may be amended during the year in a legally permissible manner.
- The City Manager is generally authorized to transfer budgeted amounts within any specific sections expenditure appropriation. Any budget revisions requiring a transfer between divisions must be approved by the City Council. City manager, human resources and information technology are example sections of the general administration division.
- All unencumbered expenditure appropriations expire at the end of the fiscal year.
- Encumbered amounts are re-budgeted in the following year as deemed appropriate and necessary after review by the Budget Committee. Budgetary carry forwards are approved by the City Council as part of the budget adoption process.
- All funds of the City have legally adopted budgets except for the internal service fund, perpetual care fund. Formal integration of these budgets into the City's financial systems is employed as a management control device during the year for all funds.

The City prepares its annual budget on a modified cash basis, which differs from GAAP. GASB Statement No. 34 requires that budgetary comparison statements for the General Fund and major special revenue funds be presented in the annual financial statements or as required supplementary information. The City has chosen to present these statements in the basic financial statements. These statements must display original budget, amended budget and actual results on a budgetary basis at the legal level of budgetary control. The City's legal level of budgetary control is at the division level; however, the City's financial statements are presented at the functional level of detail. Budgetary comparisons provided in the basic financial section are presented for the general fund and major special revenue funds at the division level; these are presented as statements. The supplemental section provides budgetary comparisons for non-major special revenue funds, capital projects funds and debt service funds at the same functional level of detail used in financial statements presentation; these are presented as schedules.

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

Cash and Investments

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

State statutes authorize the government to invest in the State's Local Government Investment Pool (LGIP), obligations of the U.S. Treasury, commercial paper and repurchase agreements. Investment income from pooled cash and investments is allocated monthly based on the percentage of a fund's average daily equity in pooled cash and investments to the total average daily pooled equity in pooled cash and investments. Investments are stated at fair value based on quoted market prices. The City also has an investment policy. Details of the City's investment policy can be found in Note III.A.

The LGIP is a part of the State of Arizona Treasurer's office. The State Board of Investments provides oversight for the State Treasurer's pools, and the LGIP Advisory Committee provides consultation and advice to the Treasurer. Investments in the State of Arizona LGIP are stated at fair value, which also approximates the value of the investment upon withdrawal.

For purposes of the statement of cash flows, the City considers cash and cash equivalents, including restricted cash and cash equivalents, to be currency on hand, demand deposits with banks, amounts

included in pooled cash and investment accounts and liquid investments with a maturity of three months or less. Cash and cash equivalents are included in both unrestricted as well as restricted assets.

Receivables and Payables

Accounts receivable and taxes receivable are shown net of an allowance for uncollectible accounts. The City's property tax is levied each year on or before the third Monday in August based on the previous January 1, full cash value as determined by the Coconino County Assessor. Levies are due and payable in two installments on September 1 and March 1. First half installments become delinquent on November 1; second half installments become delinquent on May 1. Interest at the rate of 12% per annum accrues following delinquent dates. Coconino County bills and collects all property taxes, at no charge to the taxing entities. A lien against property assessed attaches on the first day of January preceding assessment and levy thereon.

Under Arizona tax laws there are two property tax levies: primary and secondary. Primary property taxes are not restricted as to use and are used to finance the general operations of the City. Secondary property taxes are restricted for general obligation bonded debt service. The secondary property tax levy is recorded as revenue in a debt service fund and transferred to the Water and Wastewater Fund and the General Obligation Bond Fund.

As lessor, the City recognizes a lease receivable at the inception of the lease agreement other than short-term leases and as lessee, the City recognizes a lease payable at the inception of the lease agreement.

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year is classified as interfund receivables and payables. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as internal balance.

Deferred Outflows of Resources

When a consumption of net assets/fund balance applies to a future period it should not be recognized as an outflow of resources, expense, or expenditure until that time. Advance refunding resulting in defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources or a deferred inflow of resources and recognized as a component of interest expense in a systematic and rational manner over the remaining life of the old debt or the life of the new debt, whichever is shorter.

Inventory and Prepaids

Inventory is valued at cost, which approximates market, using the weighted average cost method. Inventory consists of expendable supplies held for consumption and is charged to expenditure accounts as consumed. Prepayments are recorded under the consumption method where assets are recording and amortized over the life of the related agreement. Prepaid items contain payments made to vendors applicable to future accounting periods. The cost of a prepaid item is recorded as an expense when consumed rather than purchased.

Restricted Assets

Certain debt proceeds of the City's bonds, as well as certain resources set aside for their repayment, are classified as restricted on the balance sheet or statement of net position, because they are maintained in trust accounts and their use is limited by applicable debt covenants. Typically, restricted assets, committed assets and assigned assets are used prior to using unassigned assets when both are available for the same purpose.

Capital Assets

Capital assets, whether owned by governmental activities or business-type activities, are recorded, and depreciated/amortized (unless the modified approach is used) in the government-wide financial statements. The City has chosen not to apply the modified approach to any networks or subsystems of infrastructure assets. No long-term assets or depreciation are shown in the governmental fund financial statements.

Capital assets, including public domain infrastructure (i.e., roads, bridges, curbs and gutters, streets and sidewalks, and other assets that are immovable and of value only to the City) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The government defines capital assets as assets with an initial, individual cost of more than \$5,000 (\$25,000 for capital improvement projects and infrastructure assets) and an estimated useful life greater than three years. Such assets are recorded at historical cost or estimated historical cost if actual amounts are unknown. Donated capital assets are recorded at acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend its life, are not capitalized. Major improvements are capitalized and depreciated over the remaining useful life of the related asset.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, and equipment is depreciated/amortized using the straight-line method over the following estimated useful lives (land and construction-in-progress are not depreciated):

<u>Assets</u>	<u>Useful life (years)</u>
Buildings	10-50
Improvements	10-20
Machinery and Equipment	5-25
Infrastructure	25-75

Intangible right-to-use lease assets are amortized over the shorter of the lease term or the useful life of the underlying asset.

Deferred Inflows of Resources

Revenues and other governmental fund financial resources are recognized in the accounting period in which they become both measurable and available. When an asset is recorded in the governmental fund financial statements, but the revenue is not available, the government reports a deferred inflow of resources until such time as the revenue becomes available. Revenue related to property tax, notes receivable and other revenues are recorded in governmental funds but the revenue is not available in the current period, so it is reported as a deferred inflow of resources.

Lease-related amounts are recognized at the inception of leases in which the City is the lessor. The deferred inflow of resources is recorded in an amount equal to the corresponding lease receivable plus certain additional amounts received from the lessee at or before the commencement of the lease term that relate to future periods, less any lease incentives paid to, or on behalf of, the lessee at or before the commencement of the lease term. The inflow of resources is recognized in a systematic and rational manner over the term of the lease.

Pensions and Other Postemployment Benefits

For purposes of measuring the net pension and other postemployment benefits (OPEB) assets and liabilities, deferred outflows of resources and deferred inflows of resources related to pensions and OPEB, pension and OPEB expense, information about the pension plans' fiduciary net position and additions to/deductions from the plans' fiduciary net position have been determined on the same basis as they are reported by the plans. 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.

Retirees are allowed to participate in the same healthcare plan as active employees and pay the same premium for this benefit which results in an implicit rate subsidy. Even though the City makes no direct payments on behalf of the retirees the City is required to report this implicit cost for active employees who will be able to continue to purchase health insurance once they retire.

Compensated Absences

Vacation and sick leave are granted to all regular and part-time permanent employees. The annual amount of vacation time accrued varies depending on classification and years of service. Accumulated vacation leave vests and the City is obligated to make payment if the employee terminates. Sick leave accrues at rates based on the full-time equivalency status of each employee. Sick leave is vested with 20 years of service. Sick leave is payable upon termination (if vested) or retirement, up to 50 percent (not more than 520 hours) of accumulated sick leave.

For the governmental fund financial statements, the current payroll and current portion of the compensated absences are recorded as a current liability of the applicable funds. Long-term liabilities of governmental funds are not shown on the fund financial statements. For the government-wide financial statements, as well as the proprietary fund financial statements, all the accrued liabilities for compensated absences are recorded as a liability.

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable statement of net position. Bond premiums and discounts are amortized over the life of the bonds using a method which approximates the effective interest method.

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

Interfund Transactions

Interfund transactions, consisting of services performed for other funds or costs billed to other funds are treated as expenditures in the fund receiving the services and as a reimbursement reducing expenditures in the fund performing the services. Exceptions include water sales, sewer charges, and environmental service charges that are recorded as revenue in the enterprise funds and expenses or expenditures in the department receiving the service. In addition, transfers are made between funds to shift resources from a fund legally authorized to receive revenue to a fund authorized to expend the revenue.

Grant Revenue

The City recognizes grant revenues (net of estimated uncollectible amounts, if any), when all applicable eligibility requirements, including time requirements, are met. Resources transmitted to the City before the eligibility requirements are met are reported as advance revenues. Some grants and contributions

consist of capital assets or resources that are restricted to purchase, construct, or renovate capital assets associated with a specific program. These are reported separately from grants and contributions that may be used either for operating expenses or for capital expenditures of the program at the discretion of the City.

Use of Estimates

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

Fund Balance

Fund balances for governmental funds are reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The classifications of nonspendable, restricted, committed, assigned and unassigned designate the relative strength of the constraints placed on how the amounts can be spent. Classification of fund balances imposed by the reporting government, whether by administrative policy or legislative action of the City Council, are shown in aggregate on the government fund financial statements, but not on the proprietary statement of net position. Restricted net position on the government-wide financial statements reflects restrictions imposed by external sources.

Nonspendable fund balance represents amounts such as inventories, prepaid items and the nonexpendable portion of permanent funds. Restricted fund balances represent constraints placed on the use of resources imposed externally by creditors, grantors, contributors, or laws and regulations of other governments. Resources imposed by constitutional provisions of enabling legislation that allows the ability to levy, charge, or mandate payment of resources are also classified as restricted. Committed fund balance includes amounts that can be used only for the specific purposes determined by adoption of a City ordinance by the City Council, the government's highest level of decision-making authority. A formal action would also be required to modify or rescind an established commitment as related to the adopted City ordinance. Assigned fund balance amounts are intended to be used by the government for specific purposes but do not meet the criteria to be restricted or committed. Assigned fund balance is expressed by the direction of the City Council and budget committee as part of the annual budgeting process. Authority to assign amounts used for specific purposes is confirmed as part of the annual budgeting process, the City has no formal policy that establishes this practice. Unassigned fund balance represents the remaining amount that is not restricted, committed, nonspendable nor assigned in the general fund. Unassigned amounts are only reported in the general fund or as a negative amount in all other funds.

Consideration is made that restricted amounts are reduced first, followed by assigned amounts and then unassigned amounts when expenditures are incurred for purposes when both restricted and unrestricted fund balance is available. Also, committed, assigned, or unassigned amounts are considered to have been spent when an expenditure is incurred for purposes for which amounts in unrestricted fund balance classification could be used. Absent of a minimum fund balance policy, the City, through the budgeting process, establishes a minimum fund balance level to maintain as part of that process. A minimum balance of 20% is suggested in the general fund and a 10% fund balance is suggested for special revenue and enterprise funds.

Governmental fund balances as of June 30, 2022, are as follows:

	General Fund	Highway User Revenue Fund	Transportation Fund	Other Governmental Funds	Total Governmental Funds
Fund balances:					
Nonspendable:					
Perpetual care	\$ -	\$ -	\$ -	\$ 345,163	\$ 345,163
Inventory & Prepaids	3,277,832	-	-	173,654	3,451,486
Restricted for:					
Notes receivable	-	-	-	265,400	265,400
Library branch services	-	-	-	781,385	781,385
Library programs externally directed	-	-	-	1,448,258	1,448,258
Court improvements and operations	244,640	-	-	-	244,640
Debt service	-	-	-	22,001,941	22,001,941
Street improvements	-	11,603,308	56,914,576	-	68,517,884
Transit	-	-	12,321,956	-	12,321,956
Public art	-	-	-	1,407,978	1,407,978
Parks operations	-	-	-	4,299,431	4,299,431
Economic development	-	-	-	1,588,332	1,588,332
Tourism	-	-	-	3,040,382	3,040,382
Perpetual care	-	-	-	45,809	45,809
Development fee projects	3,398,431	-	-	-	3,398,431
Other capital projects	47,190	-	-	15,758,122	15,805,312
Water resource and infrastructure protection	-	-	-	1,190,297	1,190,297
Assigned to:					
Capital reserve	5,029,018	-	-	-	5,029,018
Real estate	350,311	-	-	-	350,311
Parking district	-	-	-	1,671,625	1,671,625
Library services	-	-	-	2,565,844	2,565,844
Unassigned:	62,861,077	-	-	(580,869)	62,280,208
Total fund balances	<u>\$ 75,208,499</u>	<u>\$ 11,603,308</u>	<u>\$ 69,236,532</u>	<u>\$ 56,002,752</u>	<u>\$ 212,051,091</u>

Deficit Fund Balance / Net Position

A deficit unassigned fund balance of \$580,869 exists in the Capital Projects Fund. The deficit is a result of beginning construction of bonded projects prior to the receipt of proceeds. Additionally, there is a deficit unrestricted net position of \$8,235,299 in the Stormwater fund due to beginning construction of capital improvements prior to the receipt of debt proceeds and \$512,306 in the Airport due to its proportionate share of the City's net pension liability and deferred inflows.

E. Implementation of New Accounting Principles

For the year ended June 30, 2022, the City implemented the provisions of GASB Statement No. 87, Leases, as amended, which establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. As a result, the City's financial statements have been modified to reflect the recognition of certain lease assets and liabilities for leases that were previously classified as operating leases and recognized as inflows or outflows of resources based on the contract payment provisions.

II. Stewardship, Compliance and Accountability

A. Budgetary Information

Budget Basis of Accounting

The City's accounting records for general government operations (general, special revenue, debt service and capital funds) are essentially maintained on a basis consistent with Generally Accepted Accounting Principles (GAAP) except for 60 days sales tax accrual, unrealized gain or loss on investments and

allowance for doubtful accounts. Measurable revenues are recorded when they become available to finance expenditures in the current fiscal year. "Available" is defined as: collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures, other than principal and interest on debt, are recognized in the accounting period in which the liability arises. State statute allows for encumbrances to be recognized for a 60-day period following the end of the prior fiscal year as uses of prior year appropriations. To ensure that appropriations do not lapse, divisions are directed to re-budget for all items delivered after June 30.

For the enterprise funds, the annual budget is prepared on a basis that differs from GAAP because state law requires capital purchases and debt service payments to be budgeted as expenses, and bond proceeds and grants that are to be utilized are to be budgeted as revenues.

The accounting and budgeting systems for the City are in accordance with Generally Accepted Accounting Principles (GAAP) format, with minimal variances between the two systems. Budget basis for enterprise funds differ primarily due to state laws. The major differences are as follows:

- Encumbrances (contractual commitments) are considered the equivalent of expenditures. Encumbrances at year-end for goods or services which are not received prior to the end of the fiscal year are cancelled.
- Fund balances reserved for inventory and bonded debt are not included in the budget.
- Certain expenses, such as depreciation, compensated absences and landfill closure and post closure accruals, are not included in the budget.
- Enterprise funds budget capital expenditures and debt service payments as expenses.
- Enterprise funds budget bond proceeds as revenues.

The City will utilize several different fund types to segregate the financial activity within the City either due to regulatory reasons or as designated internally. The fund classifications are Governmental Funds and Proprietary Funds.

Review and Approval

Issues presented during the review and approval period include discussion topics of the Council during the various retreats. These retreats were held in February and April to give City staff the opportunity to present major discussion points to Council and the public. The goal is for Council to make policy decisions and direct staff in preparing the budget. This provides adequate time for the Council to gather input on major budget issues prior to preparation of the budget. The City Council holds study sessions in April. The Council reviews and discusses the issue papers included in the Budget Review Book as well as all personnel recommendations, capital equipment recommendations and the capital improvement plan. The Council arrives at a consensus for all decisions needed. The study sessions provide the opportunity for City management, divisions, and the public to offer information and recommendations to the City Council.

The proposed budget is presented to Council for tentative adoption on or before the third Tuesday in June. Two public hearings are held on the content of the budget. State law requires the operating budget to be all-inclusive. Therefore, the budget includes provisions for contingent revenues, e.g., passenger facility charges, and expenditures that cannot be accurately determined when the budget is adopted, e.g., grants.

The resolution adopting the annual budget requires Council authorization for any expenditure from contingencies, as well as transfer of budget authority between divisions.

The City operates under the State Expenditure Limitation with a one-time adjustment to the base. The adjustment provided for an increase to the base limit to allow for the expenditure of funds resulting from the addition of a 2% Bed, Board and Beverage Tax. Flagstaff is not a Home Rule city. Alternative Home Rule Expenditure Control municipalities require voter approval every four years.

The adopted budget reflects the total funds appropriated. Certain exclusions are allowed by the state (e.g., bond proceeds, debt service and grants) in computing the Expenditure Limitation and this total cannot be exceeded.

Budget authority can be transferred between line items within a section. At year-end, division budgets are reviewed, and budget authority is transferred from contingencies by resolution, if between divisions, as necessary. Council can also amend total appropriations for a division during the year by resolution if there is a corresponding increase/decrease in another division so that the expenditure limitation is not exceeded.

B. Excess of Expenditures over Appropriations

Expenditure appropriations are adopted in the budget at the division level. For presentation purposes, we have elected to show any deficits at the division level within funds. As of June 30, 2022, there are no divisions with an excess of expenditures over appropriations.

III. Detailed Notes on All Funds

A. Deposits and Investments

The City maintains a cash and investment pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the government-wide Statement of Net Position as "cash, investments and equivalents," and "restricted cash and investments."

Deposits

At June 30, 2022, the carrying amount of the City's deposits was \$148,464,219 and the bank balance was \$150,252,480. The \$1,788,261 difference represents deposits in transit, outstanding checks, and other reconciling items at June 30, 2022. There is an additional \$12,158,978 reported as restricted cash as it is held with paying or fiscal agent on June 30, 2022, for debt service payments due on July 1, 2022.

Custodial Credit Risk

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. Statutes and the City's investment policy require collateral for demand deposits, certificates of deposit, and repurchase agreements at 102 percent of all deposits not covered by federal depository insurance. All investments are either registered in the City's name or are held by a third party in the City's name. All deposits were insured or collateralized at June 30, 2022.

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy matches maturities with cash flow dates, unless matched to a specific requirement the City may not invest more than 25 percent of the portfolio for a period greater than three years or any portion of the portfolio for a period greater than 10 years.

At June 30, 2022, the City's investments included the following:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Weighted Average Maturity (in years)</u>
Federal agency notes	\$ 24,252,528	1.980
U.S. treasuries	78,640,293	2.602
State investment pool	14,019,068	0.140
Corporate notes	6,781,354	2.551
Total fair value of investments	<u>\$ 123,693,243</u>	

Credit Risk

City resolution and Arizona State Statutes authorized the City to invest in obligations of the U.S. Treasury, its agencies, and instrumentalities, repurchase agreements, SEC registered money market accounts, certificates of deposit within the top three ratings by a nationally recognized rating agency, and the State of Arizona Local Government Investment Pool (LGIP).

The credit quality ratings of investments as described by nationally recognized Standard and Poor's and Moody's rating service as of June 30, 2022, is as follows:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Moody's Rating</u>	<u>S&P Rating</u>	<u>Percent of Investments</u>
Federal agency notes	\$ 24,252,528	AAA	AA+	19.61%
U.S. treasuries	78,640,293	AAA	AA+	63.58%
State investment pool	14,019,068	AAA	AAA f / S1+	11.33%
Corporate notes	6,781,354	AAA/ A1/ A2/ A3	AA+/ AA/ A+/ A/ A-/ BBB+	5.48%
Total	<u>\$ 123,693,243</u>			<u>100.00%</u>

Concentration of Credit Risk

The City's investment policy establishes that its investment portfolio, to minimize the risk of loss resulting from over concentration of assets in a specific maturity, specific issuer, or specific class of securities shall not exceed the following. Fully insured or collateralized CD's no more than 25%, US agency securities 100%, State, county, school district and other district municipal bonds or debt with an A rating or better no more than 25%, repurchase agreements 100%, and local government investment pool 100%. The City had investments at June 30, 2022, of 5 percent or more in Federal Home Loan Mortgage Corporation and Federal National Mortgage Association. These investments were 6.78 percent and 7.60 percent, respectively, of the City's total investments.

At June 30, 2022, the City's cash and investments included the following:

Carrying amount of investments	\$ 123,693,243
Carrying amount of cash deposits	148,464,219
Cash on deposit with paying agent	12,158,978
Cash on hand	13,056
Total pooled cash and investments	<u>\$ 284,329,496</u>
Pooled cash, equivalents and investments - unrestricted	\$ 240,720,418
Restricted cash and investments	43,609,078
Total pooled cash and investments	<u>\$ 284,329,496</u>

Cash and cash equivalents at June 30, 2022, consisted of the following:

Investments included in cash and cash equivalents	\$ 109,962,139
Carrying amount of unrestricted city deposits	130,745,223
Cash on hand	13,056
Total cash, investments, and cash equivalents per statement of net position	<u>\$ 240,720,418</u>

Investment income comprises the following for the year ended June 30, 2022:

Net interest and dividends	\$ 1,573,252
Net increase (decrease) in the fair value of investments	(6,426,301)
Total net investment income per statement of activities	<u>\$ (4,853,049)</u>

Fair Value Measurement

The net decrease in the fair value of investments during fiscal year 2021-2022 was \$6,426,301. This amount considers all changes in fair value (including purchases and sales) that occurred during the year. The unrealized loss on investments held at June 30, 2022, was \$7,435,210.

In determining fair value, the City uses various valuation approaches within the fair value measurement framework. Fair value measurements are determined based on the assumptions that market participants would use in pricing an asset or liability.

Fair value measurements framework establishes a hierarchy for inputs used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the most observable inputs be used when available. Fair value measurements define levels within the hierarchy based on the reliability of inputs as follows:

- Level 1 – Valuations based on unadjusted quoted prices for identical assets or liabilities in active markets
- Level 2 – Valuations based on quoted prices for similar assets or liabilities or identical assets or liabilities in less active markets, such as dealer or broker markets
- Level 3 – Valuations derived from valuation techniques in which one or more significant inputs or significant value drivers are unobservable, such as pricing models, discounted cash flow models and similar techniques not based on market, exchange, dealer, or broker-traded transactions

The City's investments at June 30, 2022, categorized within the fair value hierarchy detailed above were as follows:

Investments by fair value level: Investment Type	Fair Value Measurements			
	Total Fair Value	(Level 1)	(Level 2)	(Level 3)
Federal agency notes	\$ 24,252,528	\$ -	\$ 24,252,528	\$ -
U.S. treasuries	78,640,293	7,380,595	71,259,698	-
Corporate notes	6,781,354	-	6,781,354	-
Total investments by fair value level	109,674,175	7,380,595	102,293,580	-
External investment pools measured at fair value				
State Treasurer's Investment Pool	14,019,068			
Total investments	<u>\$ 123,693,243</u>			

The State Treasurer's Pool is an external investment pool, the Local Government Investment Pool (Pool 5), with no regulatory oversight. The pool is not required to register (and is not registered) with the Securities and Exchange Commission. The State Board of Investment provides oversight for the State Treasurer's investment pools.

Investments in the State Treasurer's investment pools are valued at the pool's share price multiplied by the number of shares the City held. The fair value of a participant's position in the pools approximates the value of that participant's pool shares.

In previous years, the City recognized a decrease in fair value of \$1,473,712 consisting of the City's share of a loss on an investment within the Local Government Investment Pool. The State and numerous other bondholders filed suit against the principals, underwriters, trustees, accountants, and others in May 2003. The case is presently pending litigation. There have been several distributions since June 2006. The distributions include payments from the trustee and settlement proceeds received from pending litigation. The City did not receive a distribution this year and the total recovery to date is \$1,126,225.

In previous years, the City recognized a decrease in fair value of \$289,104 consisting of the City's share of a loss on an investment within the Local Government Investment Pool relating to Lehman Brothers Chapter 11 filing. The State has filed claims on behalf of the LGIP investors. The City received a distribution this year in the amount of \$363 and the total recovery to date is \$123,340.

B. Receivables

Receivables as of June 30, 2022, including allowances for uncollectible accounts, are as follows:

Fund	Accounts	Interest	Intergov- ernmental	Leases Receivable	Notes Receivable	Total Receivables
Governmental Activities						
General fund	\$ 9,325,638	\$ 75,490	\$ 1,682,952	\$ 3,331,127	\$ -	\$ 14,415,207
Highway user revenue fund	1,413,894	10,645	-	-	-	1,424,539
Transportation fund	6,534,070	62,282	449,272	-	-	7,045,624
Other governmental funds	2,963,444	33,357	272,828	556,507	265,400	4,091,536
Less: allowance for uncollectibles	(496,509)	-	-	-	-	(496,509)
Total government funds	19,740,537	181,774	2,405,052	3,887,634	265,400	26,480,397
Internal services funds	53,463	4,356	-	-	-	57,819
Total governmental activities	19,794,000	186,130	2,405,052	3,887,634	265,400	26,538,216
Business-type Activities						
Water and wastewater	4,147,643	57,161	38,800	-	-	4,243,604
Stormwater	462,228	5	220,932	-	-	683,165
Environmental services	1,536,843	13,283	-	-	-	1,550,126
Airport	239,002	32,840	2,370,041	6,381,290	-	9,023,173
Other proprietary funds	99,560	-	54,598	-	-	154,158
Less: allowance for uncollectibles	(136,500)	-	-	-	-	(136,500)
Total business-type activities	6,348,776	103,289	2,684,371	6,381,290	-	15,517,726
Total activities	\$ 26,142,776	\$ 289,419	\$ 5,089,423	\$ 10,268,924	\$ 265,400	\$ 42,055,942

C. Capital Assets

A summary of capital asset activity, for the government-wide financial statements, as of June 30, 2022, is as follows:

	Balance July 1, 2021*	Increase	Decrease	Transfers In (Out)	Balance June 30, 2022
Governmental activities:					
Non-depreciable assets:					
Land & other non-depreciable assets \$	68,420,683	\$ 543,527	\$ (105,365)	\$ -	\$ 68,858,845
Construction -in-progress	24,634,423	16,238,900	(4,695,126)	(2,858,443)	33,319,754
Total non-depreciable assets	93,055,106	16,782,427	(4,800,491)	(2,858,443)	102,178,599
Depreciable assets:					
Buildings	124,882,559	57,115	(550,116)	-	124,389,558
Improvements	24,145,414	225,202	-	826,027	25,196,643
Machinery and equipment	39,095,766	2,256,110	(474,009)	(138,015)	40,739,852
Infrastructure	358,772,272	5,019,724	(5,929)	1,262,204	365,048,271
Right to lease asset: buildings	565,547	-	-	-	565,547
Total depreciable assets	547,461,558	7,558,151	(1,030,054)	1,950,216	555,939,871
Accumulated depreciation/amortization:					
Buildings	(33,576,272)	(2,774,063)	545,766	-	(35,804,569)
Improvements	(20,145,607)	(659,178)	-	-	(20,804,785)
Machinery and equipment	(27,682,339)	(1,590,350)	468,550	135,822	(28,668,317)
Infrastructure	(201,026,441)	(9,910,650)	5,929	-	(210,931,162)
Right to lease asset: buildings	-	(178,424)	-	-	(178,424)
Total accumulated depreciation	(282,430,659)	(15,112,665)	1,020,245	135,822	(296,387,257)
Governmental activities capital assets, net	\$ 358,086,005	9,227,913	\$ (4,810,300)	\$ (772,405)	361,731,213

*The beginning balance was restated due to the implementation of GASB Statement No. 87. See Note III. F.

Less: outstanding debt	(181,764,730)
Less: unamortized premium	(5,084,713)
Plus: unamortized discount	116,093
Less: construction retainage	(797,435)
Less: capital accounts payable	(1,810,986)
Plus: non-capital related debt, series 2013	1,105,155
Plus: unspent capital related debt, series 2016	1,971,999
Plus: non-capital related debt, series 2016	1,442,100
Plus: non-capital related debt, series 2020	123,125,000
Plus: non-capital related debt, series 2020	2,957,683
Net investment in capital assets	\$ 302,991,379

	Balances July 1, 2021*	Increases	Decreases	Transfers	Balance June 30, 2022
Business-type activities:					
Non-depreciable assets:					
Land	\$ 15,453,275	\$ 594,243	\$ -	\$ -	\$ 16,047,518
Construction-in-progress	47,642,983	12,640,210	(6,419,741)	(2,362,703)	51,500,749
Total non-depreciable assets	<u>63,096,258</u>	<u>13,234,453</u>	<u>(6,419,741)</u>	<u>(2,362,703)</u>	<u>67,548,267</u>
Depreciable assets:					
Buildings	106,990,379	72,394	(14,856)	-	107,047,917
Improvements	449,471,498	6,624,200	(235,521)	3,106,008	458,966,185
Machinery and equipment	56,700,467	1,641,442	(272,414)	(57,481)	58,012,014
Right to lease asset: land	6,412	-	-	-	6,412
Total depreciable assets	<u>613,168,756</u>	<u>8,338,036</u>	<u>(522,791)</u>	<u>3,048,527</u>	<u>624,032,528</u>
Accumulated depreciation/amortization:					
Buildings	(64,561,081)	(2,294,696)	14,855	-	(66,840,922)
Improvements	(190,072,840)	(8,749,347)	90,171	26,907	(198,705,109)
Machinery and equipment	(34,299,845)	(2,614,250)	287,713	59,674	(36,566,708)
Right to lease asset: land	-	(2,653)	-	-	(2,653)
Total accumulated depreciation	<u>(288,933,766)</u>	<u>(13,660,946)</u>	<u>392,739</u>	<u>86,581</u>	<u>(302,115,392)</u>
Business-type activities capital assets, net	<u>\$ 387,331,248</u>	<u>\$ 7,911,543</u>	<u>\$ (6,549,793)</u>	<u>\$ 772,405</u>	<u>\$ 389,465,403</u>

*The beginning balance was restated due to the implementation of GASB Statement No. 87. See Note III. F.

Less: associated debt	(36,021,272)
Less: construction retainage	(717,162)
Less: capital accounts payable	(1,870,918)
Less: bond premium	(13,052)
Plus: bond discount	56,287
Plus: deferred outflow related to refunding	190,941
Net investment in capital assets	<u>\$ 351,090,227</u>

Depreciation & amortization expense was charged to the governmental functions in the government-wide financial statements as follows:

Governmental Activities:

General government	\$ 921,033
Public safety	1,274,129
Public works	558,392
Economic and physical development	436,061
Culture and recreation	1,838,983
Highway and streets	10,084,067
Total depreciation expense - governmental activities	<u>\$ 15,112,665</u>

Depreciation and amortization expense was charged to the business-type functions in the government-wide financial statements as follows:

Business-Type Activities:

Water and Wastewater	\$ 9,267,776
Stormwater	627,485
Airport	2,468,488
Environmental Services	850,151
Housing Authority	447,046
Total depreciation expense - business-type activities	<u>\$ 13,660,946</u>

D. Interfund Receivables, Payables, and Transfers

Interfund Receivables and Payables

Net interfund receivables and payables between governmental activities and business-type activities of \$1,607,571 are included in the government-wide financial statements at June 30, 2022. The interfund balances at June 30, 2022, are short-term loans to cover temporary cash deficits in various funds. This occasionally occurs prior to bond sales or grant reimbursements. All interfund balances outstanding on June 30, 2022, are expected to be repaid within one year.

The following interfund receivables and payables are included in the fund financial statements on June 30, 2022:

<u>Fund</u>	<u>Interfund Receivables</u>	<u>Interfund Payables</u>
Governmental Activities:		
General fund	\$ 1,479,297	\$ -
Total governmental activities	<u>1,479,297</u>	<u>-</u>
Business-type Activities:		
Water and wastewater fund	6,400,000	-
Airport Fund	-	1,400,000
Stormwater fund	-	6,400,000
Housing authority fund	-	79,297
Total business-type activities	<u>6,400,000</u>	<u>7,879,297</u>
Total governmental and business-type activities	<u>\$ 7,879,297</u>	<u>\$ 7,879,297</u>
Less: fund eliminations	(6,400,000)	
Adjustment for internal service fund elimination	<u>128,274</u>	
Total government-wide statement of net position	<u>\$ 1,607,571</u>	

Transfers

The net transfers of (\$880,256) from governmental activities to business-type activities on the government-wide statement of activities are primarily capital assets and operations. The following transfers are reflected in the fund financial statements for the year ended June 30, 2022:

Fund	Transfers Out	Transfers In
Governmental Activities:		
General fund	\$ 17,293,261	\$ 15,151,867
Highway user revenue fund	450,945	974,618
Transportation fund	499,618	-
Nonmajor governmental funds	20,301,842	22,311,330
Total governmental activities	38,545,666	38,437,815
Business-type Activities:		
Water and wastewater fund	53,120	142,036
Stormwater fund	86,465	223,284
Environmental services fund	-	843,007
Airport fund	2,904,717	1,943,826
Total business-type activities	3,044,302	3,152,153
Total governmental and business-type activities	\$ 41,589,968	\$ 41,589,968
Less: fund eliminations	(41,697,819)	
Less: net capital assets transfer	(772,405)	
Total government-wide statement of activities	\$ (880,256)	

The business-type activities transferred no capital assets to governmental activities and the governmental activities transferred \$777,405 to business-type activities for a consolidated net total of \$777,405 in capital assets to the government wide financials. The BBB fund transferred \$2,735,747 to the general fund to support general fund operations. The transportation fund transferred \$499,618 to the highway user revenue fund to support highway user fund operations. The general fund transferred \$8,735,620, the water resource and infrastructure protection fund transferred \$183,908 and the airport fund transferred \$275,862 to the pension bond fund for debt service payments. The general fund transferred \$1,596,313 to the library fund for the City's share of expenditures for the libraries within the City limits. The general obligation bond fund received a \$7,348,949 transfer from the secondary property tax revenue fund for payment of debt service.

E. Lease Receivable

For the year ended June 30, 2022, the financial statements include the adoption of GASB Statement No. 87, Leases. Under this statement, a lessor is required to recognize a lease receivable and a deferred inflow of resources. The discount methodology is the city's incremental borrowing rate. For additional information, refer to the disclosures below.

Governmental Activities

The City, acting as lessor, leases building and office space under long-term, non-cancelable lease agreements. The leases expire at various dates through 2038 and provide for renewal options ranging from one year to five years. During the year ended June 30, 2022, the City recognized \$864,510 and \$35,812 in lease revenue and interest revenue, respectively, pursuant to these contracts.

The City, acting as lessor, leases land under long-term, non-cancelable lease agreements. The leases expire at various dates through 2080 and provide for renewal options ranging from one year to ten years. During the year ended June 30, 2022, the City recognized \$30,983 and \$24,492 in lease revenue and interest revenue, respectively, pursuant to these contracts.

Proprietary/Business-Type Activities

The City, acting as lessor, leases building and office space under long-term, non-cancelable lease agreements. The leases expire at various dates through 2032 and provide for renewal options ranging from one year to five years. During the year ended June 30, 2022, the City recognized \$446,586 and \$4,855 in lease revenue and interest revenue, respectively, pursuant to these contracts.

The City, acting as lessor, leases land under long-term, non-cancelable lease agreements. The leases expire at various dates through 2086 and provide for renewal options ranging from one year to fifty-nine years. During the year ended June 30, 2022, the City recognized \$154,016 and \$92,377 in lease revenue and interest revenue, respectively, pursuant to these contracts.

F. Long-Term Debt

General Obligation Debt

The City of Flagstaff issues general obligation debt to provide funds for the acquisition and construction of major capital facilities. General obligation debt has been issued for both governmental and business-type activities.

General obligation debt are direct obligations and pledge the full faith and credit of the government. The water and wastewater general obligation debt is a water infrastructure and finance authority note backed by the ultimate taxing power and general revenues of the City; however, the debt is carried as a liability of the water and wastewater fund to reflect the intention of the City to retire those bonds from resources in the water and wastewater funds.

General obligation debt outstanding at June 30, 2022:

Purpose	Amount
Governmental activities	\$ 33,725,000
Business-type activities	936,467
Total general obligation debt outstanding	<u>\$ 34,661,467</u>

General obligation debt at June 30, 2022, consist of the following individual issues:

Governmental activities:

\$11,460,000 Capital projects, series 2013 due in annual installments of \$560,000 to \$950,000 through July 1, 2028; interest rate at 1.625% to 4.000%. Construction related to forest initiative, streets and utility improvements and open space/Flagstaff Urban Trail System.	\$ 5,990,000
\$6,600,000 Capital projects, series 2014A due in annual installments of \$200,000 to \$460,000 through July 1, 2034; interest rate at 1.5% to 5.0%. Construction related to parks and recreation facilities improvements and land purchase for open space/Flagstaff Urban Trail System.	4,790,000
\$16,105,000 Capital projects, series 2016 due in annual installments of \$565,000 to \$1,090,000 through July 1, 2036; interest rate at 3.0% to 4.0%. Construction related to open space acquisition, core services maintenance facilities, and forest health and water supply protection project.	13,110,000
\$11,090,000 Capital projects, series 2020 due in annual installments of \$585,000 to \$4,175,000 through July 1, 2028; interest rate at 4.0% to 5.0%. Construction related to courthouse building and public safety communication systems.	9,835,000
Total governmental activities	<u>33,725,000</u>

Business-type activities:

\$1,633,933 Water infrastructure finance authority, due in annual installments of \$61,745 to \$107,043 through July 1, 2031; interest at 3.104%. Original amount \$1,833,828 less deobligated amount of \$199,895. Red Gap Wells.	936,467
Total business-type activities	<u>936,467</u>
Total General Obligation Debt	<u>\$ 34,661,467</u>

Annual debt service requirements to maturity for general obligation debt are as follows:

Year Ending June 30	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2023	\$ 5,875,000	\$ 1,251,675	\$ 81,298	\$ 26,544
2024	4,270,000	1,013,900	83,822	23,943
2025	2,435,000	867,375	86,423	21,260
2026	2,520,000	771,475	89,106	18,494
2027	2,615,000	674,013	91,872	15,643
2028-2032	9,425,000	2,072,488	503,946	32,241
2033-2037	6,585,000	623,099	-	-
	<u>\$ 33,725,000</u>	<u>\$ 7,274,025</u>	<u>\$ 936,467</u>	<u>\$ 138,125</u>

Statutory Debt Limitation

Under the provisions of the Arizona Constitution, outstanding general obligation bonded debt for combined water, wastewater, electric, parks and open space, streets and public safety purposes may not exceed 20 percent of the City of Flagstaff's net secondary assessed valuation, nor may outstanding general obligation bonded debt for all other purposes exceed 6 percent of the City's net secondary assessed valuation.

The City's computation of legal debt margins available for creation of additional debt at June 30, 2022, was \$204,975,499 and \$61,492,650 for the 20 percent and 6 percent debt limits, respectively.

Revenue Bonds

Greater Arizona Development Authority revenue bonds are issued specifically for the purpose of constructing public infrastructure projects. These bonds have state shared revenue pledged as a repayment revenue stream. These bonds funded the Business Incubator building.

On July 20, 2016, the City issued \$8,930,000 in pledged revenue obligations, Series 2016 and on June 21, 2018, the City issued \$9,700,000 in pledged revenue obligations, Series 2018, for Road Repair/Street Safety Projects. The payments will be payable from and secured by a lien on Excise Tax Revenues. "Excise Tax Revenues" are revenues from the restricted transaction privilege tax of 0.33% (\$0.0033) approved at an election held in and for the City on November 4, 2014 (the "Election"), which will expire on December 31, 2034 (the "Road Repair/Street Safety Rate"). The Election authorized bonds payable from the Road Repair/Street Safety Rate in an amount not to exceed \$20,000,000.

On August 29, 2017, the City issued \$17,129,000 in direct placement utility revenue refunding obligations, Series 2017, for water and wastewater improvements. The City has pledged net revenues of the utility system for payment of all amounts due, and the repayment of these amounts are secured by a lien on and pledge of net revenues for the water and wastewater fund. Outstanding utility revenue refunding obligations are \$11,875,000 on June 30, 2022.

On June 20, 2019, the City issued \$9,585,000 in direct placement utility system revenue obligations, Series 2019, for water and wastewater improvements. The City has pledged net revenues of the utility system for payment of all amounts due, and the repayment of these amounts are secured by a lien on and pledge of net revenues for the water and wastewater fund. Outstanding utility revenue refunding obligations are \$8,345,000 on June 30, 2022.

On May 11, 2022, the City issued \$4,092,000 in direct placement utility system revenue obligation, Series 2022, for stormwater improvements. The City has pledged net revenues of the utility system for payment of all amounts due, and the repayment of these amounts are secured by a lien on and pledge of net revenues for the stormwater fund. Outstanding utility system revenue obligations are \$4,092,000 on June 30, 2022.

On May 11, 2022, the City issued \$4,930,000 in direct placement utility system revenue refunding obligation, Series 2022, for water improvements. The City has pledged net revenues of the utility system for payment of all amounts due, and the repayment of these amounts are secured by a lien on and pledge of net revenues for the drinking water fund. Outstanding utility system revenue refunding obligations are \$4,930,000 on June 30, 2022.

The City's outstanding revenue refunding bonds and revenue bonds related to business-type activities contain a provision that whenever a purchase event of default shall have occurred and be continuing, the seller shall, but only if requested by the trustee, have the right to take any action permitted or required

pursuant to this agreement and to take whatever other action at law or in equity as may appear necessary or desirable to collect the amounts then due and thereafter to become due on their scheduled payment dates or to enforce the performance and observance of any duty, covenant, obligation or agreement of the City hereunder, including, without limitation, appointment of a receiver of the system, however, under no circumstances may amounts due hereunder be accelerated.

Revenue bonds outstanding at June 30, 2022:

<u>Purpose</u>	<u>Amount</u>
Governmental activities	\$ 16,955,000
Business-type activities	12,437,000
Business-type activities - advance refunding	16,805,000
Total revenue bonds outstanding	<u>\$ 46,197,000</u>

Revenue bonds at June 30, 2022, consist of the following individual issues:

Governmental activities:

\$3,370,000 Greater Arizona Development Authority revenue bonds, series 2010A, due in annual installments of \$50,000 to \$240,000 through August 1, 2030; interest at 2.0% to 4.625%. Business incubator construction.	\$ 1,820,000
\$8,930,000 Road Repair Street Safety pledged refunding bonds, series 2016 due in annual installments of \$450,000 to \$735,000 through July 1, 2032; interest at 2.0% to 4.0%. Repair of existing streets and roadways.	6,535,000
\$9,700,000 Road Repair Street Safety pledged revenue bonds, series 2018 due in annual installments of \$360,000 to \$1,450,000 through July 1, 2034; interest at 2.0% to 4.25%. Repair of existing streets and roadways.	8,600,000
Total governmental activities	<u>16,955,000</u>

Business-type activities:

\$17,129,000 Utility revenue refunding obligations, series 2017 due in annual installments of \$957,000 to \$2,364,000 through July 1, 2027; interest at 1.99%. Water and wastewater improvements.	11,875,000
\$9,585,000 Utility revenue obligations, series 2019 due in annual installments of \$355,000 to \$835,000 through July 1, 2034; interest at 2.41%. Water and wastewater improvements.	8,345,000
\$4,092,000 Utility system revenue obligation, series 2022 due in annual installments of \$213,000 to \$307,000 through July 1, 2037; interest at 2.67%. Stormwater improvements.	4,092,000
\$4,930,000 Utility system revenue refunding obligation, series 2022 due in annual installments of \$137,000 to \$734,000 through July 1, 2029; interest at 2.49%. Water improvements.	4,930,000
Total business-type activities	<u>29,242,000</u>

Total Revenue Bonds	<u>\$ 46,197,000</u>
---------------------	----------------------

Annual debt service requirements to maturity for revenue bonds are as follows:

Year Ending June 30	Governmental Activities		Business-type Activities	
	Principal	Interest	Direct Placement	
			Principal	Interest
2023	\$ 1,085,000	\$ 647,476	\$ 3,763,000	\$ 544,714
2024	1,125,000	602,843	3,514,000	548,730
2025	1,170,000	556,494	3,208,000	474,838
2026	1,215,000	508,325	3,273,000	403,982
2027	1,270,000	457,763	3,349,000	331,569
2028-2032	6,905,000	1,469,472	7,972,000	890,732
2033-2037	4,185,000	233,546	3,856,000	227,069
2038	-	-	307,000	4,096
Total	<u>\$ 16,955,000</u>	<u>\$ 4,475,919</u>	<u>\$ 29,242,000</u>	<u>\$ 3,425,730</u>

Other Debt

Certificates of Participation

On February 5, 2020, the City issued \$3,845,000 in capital lease certificates of participation, series 2020 for the Courthouse Facility. Principal and interest on the bonds are payable from capital lease payments and are not considered general obligations of the City. They are appropriated along with all other expenditures of the general government.

On August 1, 2020, the City issued \$131,000,000 in capital lease certificates of participation, series 2020A for the payment of the Public Safety Personnel Retirement System unfunded accrued pension liability. Principal and interest on the bonds are payable from capital lease payments and are not considered general obligations of the City. They are appropriated along with all other expenditures of the general government.

On June 21, 2018, the City issued \$3,880,000 in capital lease certificates of participation, series 2018 for the Core Services Facility. Principal and interest on the bonds are payable from capital lease payments and are not considered general obligations of the City. They are appropriated along with all other expenditures of Solid Waste.

Certificates of participation bonds outstanding at June 30, 2022:

Purpose	Amount
Governmental activities	\$ 126,765,000
Business-type activities	3,610,000
Total certificates of participation outstanding	<u>\$ 130,375,000</u>

Certificates of participation on June 30, 2022, consist of the following individual issues:

Governmental activities:

\$3,845,000 Certificates of participation, series 2020 due in annual installments of \$100,000 to \$220,000, through July 1, 2045; interest at 3.0% to 5.0%. Construction of courthouse building.	\$ 3,640,000
\$131,000,000 Certificates of participation, series 2020A due in annual installments of \$1,630,000 to \$8,365,000, through May 1, 2040; interest at 0.701% to 2.48%. Public Safety Personnel Retirement System unfunded accrued pension liability.	123,125,000
Total governmental activities	<u>126,765,000</u>

Business-type activities:

\$3,880,000 Certificates of participation, series 2018 due in annual installments of \$85,000 to \$240,000 through July 1, 2043; interest at 3.0% to 3.125%. Core Services facility.	3,610,000
Total business-type activities	<u>3,610,000</u>
Total Certificates of Participation	<u>\$ 130,375,000</u>

Annual debt service requirements to maturity for certificates of participation debt are as follows:

Year Ending June 30	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2023	\$ 6,400,000	\$ 3,016,093	\$ 95,000	\$ 119,219
2024	5,975,000	2,951,680	100,000	116,294
2025	6,050,000	2,876,928	105,000	113,219
2026	6,130,000	2,795,314	105,000	110,068
2027	6,230,000	2,694,467	110,000	106,844
2028-2032	33,080,000	11,554,218	690,000	478,320
2033-2037	36,955,000	7,243,080	885,000	350,543
2038-2042	25,305,000	1,648,421	1,045,000	183,019
2043-2045	640,000	29,250	475,000	17,309
Total	<u>\$ 126,765,000</u>	<u>\$ 34,809,451</u>	<u>\$ 3,610,000</u>	<u>\$ 1,594,835</u>

The following is a summary of debt service requirements, including interest requirements, to maturity for long-term debt at June 30, 2022:

Fiscal Year	General Obligation Debt	Revenue Bonds	Certificates of Participation	Total
2022-2023	\$ 7,234,517	\$ 6,040,190	\$ 9,630,312	\$ 22,905,019
2023-2024	5,391,665	5,790,573	9,142,974	20,325,212
2024-2025	3,410,058	5,409,332	9,145,147	17,964,537
2025-2026	3,399,075	5,400,307	9,140,382	17,939,764
2026-2027	3,396,528	5,408,332	9,141,311	17,946,171
2027-2028	3,392,251	5,161,003	9,141,311	17,694,565
2028-2029	3,423,598	3,603,335	9,144,009	16,170,942
2029-2030	1,740,641	2,993,976	9,171,537	13,906,154
2030-2031	1,739,943	2,855,890	9,170,982	13,766,815
2031-2032	1,737,242	2,623,000	9,174,699	13,534,941
2032-2033	1,630,500	2,618,983	9,174,054	13,423,537
2033-2034	1,633,500	2,628,971	9,057,270	13,319,741
2034-2035	1,629,200	2,630,395	9,057,016	13,316,611
2035-2036	1,157,200	312,078	9,069,862	10,539,140
2036-2037	1,157,699	311,188	9,075,421	10,544,308
2037-2038	-	311,096	9,073,624	9,384,720
2038-2039	-	-	9,084,510	9,084,510
2039-2040	-	-	9,087,412	9,087,412
2040-2041	-	-	467,397	467,397
2041-2042	-	-	468,497	468,497
2042-2043	-	-	469,084	469,084
2043-2044	-	-	469,175	469,175
2044-2045	-	-	223,300	223,300
Less interest	(7,412,150)	(7,901,649)	(36,404,286)	(51,718,085)
	<u>\$ 34,661,467</u>	<u>\$ 46,197,000</u>	<u>\$ 130,375,000</u>	<u>\$ 211,233,467</u>

Authorized and Issued Debt

The voters of the City authorize capital projects and the related debt mechanism to finance these capital projects. On May 18, 2004, voters approved \$47.4 million for various capital projects and \$46.6 million for future water rights and production. As of June 30, 2022, \$2.8 million remains unissued for capital projects and \$.6 million remains unissued for future water rights and production. On November 2, 2010, voters approved \$21.2 million for public safety communication system and various street and utilities improvements. As of June 30, 2022, all related debt has been issued. On November 6, 2012, voters approved \$24.0 million for a Core Service Maintenance Facility and Forest Health and Watershed Protection. As of June 30, 2022, all related debt has been issued. On November 8, 2016, voters approved \$12.0 million for a Courthouse Facility. As of June 30, 2022, all related debt has been issued.

Loans Payable - Direct Borrowings

The City of Flagstaff has various direct borrowing loan agreements with the Water and Wastewater Infrastructure Finance Authority (WIFA) of Arizona Revolving Fund Loan Program for the acquisition and construction of water and wastewater facilities and obtaining water rights.

Loans from direct borrowings outstanding as of June 30, 2022:

<u>Purpose</u>	<u>Amount</u>
Governmental activities	\$ 2,957,683
Business-type activities	763,906
	<u>\$ 3,721,589</u>

Loan from direct borrowing payables on June 30, 2022, consist of the following individual financing options:

Governmental activities:

\$5,000,000 Water infrastructure finance authority due in annual installments of \$221,536 to \$309,391, through July 1, 2039; interest at 0.373%. Forest health and water supply protection project.	\$ 2,957,683
Total governmental activities	<u>2,957,683</u>

Business-type activities:

Water and wastewater:

\$594,950 Water infrastructure finance authority due in annual installments of \$24,531 to \$33,603 through July 1, 2029; interest at 2.45%. Original amount issued \$1,000,000, amount deobligated \$405,050. Well infrastructure improvements.	\$ 247,368
\$1,100,000 as amended 10/02/09, \$800,000 Water infrastructure finance authority due in annual installments of \$51,224 to \$70,168 through July 1, 2029; interest at 2.45%. Amount issued to date \$1,100,000. Local aquifer study.	516,538
Total water and wastewater	<u>763,906</u>
Total Loans Payable - Direct Borrowings	<u>\$ 3,721,589</u>

Annual debt service requirements to maturity for direct borrowing loan payables are as follows:

<u>Year Ending</u> <u>June 30</u>	<u>Governmental Activities</u>		<u>Business-type Activities</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 225,685	\$ 50,818	\$ 87,597	\$ 16,570
2024	229,912	46,511	89,744	14,372
2025	234,218	42,124	91,942	12,118
2026	238,605	37,655	94,195	9,810
2027	243,074	33,103	96,502	7,446
2028-2032	1,285,393	94,180	303,926	7,565
2033-2037	793,434	5,515	-	-
Total	<u>\$ 2,957,683</u>	<u>\$ 309,906</u>	<u>\$ 763,906</u>	<u>\$ 67,881</u>

Obligations under Purchase Financing

Purchase financing agreements related to governmental activities consist of renewable energy solar equipment of \$488,247 (net of accumulated depreciation) and parking meter assets of \$481,998 (net of accumulated depreciation). Finance purchase agreements related to business-type activities consist of airport hangars of \$533,801 (net of accumulated depreciation) and renewable energy solar equipment of \$931,892 (net of accumulated depreciation).

These purchase financing agreements generally require annual payments, and the lease terms vary from five to twenty-one years. The lease agreements qualify as finance purchases for accounting purposes and, therefore have been recorded at the present value of their future minimum lease payments as of the date of inception.

Year Ending June 30	Governmental Activities	Business-type Activities
2023	\$ 204,122	\$ 401,795
2024	204,839	403,164
2025	201,643	281,195
2026	195,088	152,812
2027	135,009	147,915
2028-2029	110,745	211,360
Total future minimum lease payments	1,051,446	1,598,241
Less: interest costs	(81,201)	(132,548)
Present value of future minimum lease payments	<u>\$ 970,245</u>	<u>\$ 1,465,693</u>

Leases Payable

For the year ended June 30, 2022, the financial statements include the adoption of GASB Statement No. 87, Leases. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset. The discount methodology used is the city's incremental borrowing rate. For additional information, refer to the disclosures below.

In various governmental funds, the City, acting as lessee, leased buildings and open space under long-term, non-cancelable lease agreements. The leases expire at various dates through 2025 provide for renewal options ranging from one year to two years. The City is required to make monthly fixed payments ranging from \$5,000 to \$9,646. The value of the right to use asset as of June 30, 2022 of ranged from \$211,929 to 353,618 with accumulated amortization ranging from \$60,551 to \$117,873.

In the Water & Wastewater fund, the City, acting as lessee, leased land under long-term, non-cancelable lease agreements. The leases expire at various dates through 2023 and provide for no renewal options. The City is required to make annual fixed payments of \$4,016. The value of the right to use asset as of June 30, 2022 of \$6,412 with accumulated amortization of \$2,653.

Annual debt service requirements to maturity for lease payables are as follows:

Year Ending June 30	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2023	\$ 178,126	\$ 1,419	\$ 3,206	\$ 7
2024	182,817	594	-	-
2025	30,859	41	-	-
	<u>\$ 391,802</u>	<u>\$ 2,054</u>	<u>\$ 3,206</u>	<u>\$ 7</u>

Pledged Revenues

The City has pledged future water, wastewater and stormwater utility revenues to repay Water Infrastructure Financing Authority loans and revenue bonds issued during the period of 2010-2022. The various bonds were issued for the purchase or construction of various water infrastructure including wells, water distribution lines, wastewater collection lines, treatment plant improvements and stormwater drainage improvements. At June 30, 2022, \$33,499,517 remains outstanding to be repaid by future water, wastewater and stormwater revenues, if such revenues prove insufficient, the remainder will be repaid as a general obligation of the City. For the fiscal year ended June 30, 2022, net revenue available for service of this debt was \$11,987,819. The debt principal and interest paid in fiscal year 2021-2022 equal \$9,086,574 (75.79% of available pledged net revenues). For additional information on pledged revenues related to revenue bonds, refer to Schedule 17 in the Statistical Section of this report.

The City has pledged certain revenues for the repayment of \$3,370,000 Greater Arizona Development Authority (GADA) revenue bonds issued in 2011 for the construction of a business incubator facility at the U.S. Geological Survey Campus. The bonds are secured by a pledge of the City's state shared revenues not specifically reserved by law or other regulation to be expended for other purposes. At June 30, 2022, \$2,218,000 remains outstanding to be repaid by future revenues. For the fiscal year ended June 30, 2022, net revenues available for the service of this debt were \$20,644,070. The debt principal and interest paid in fiscal year 2021-2022 was \$249,981 (1.21% of available pledged net revenues). For additional information on pledged revenues for GADA revenue bonds, refer to Schedule 17 in the Statistical Section of this report.

The City has pledged certain revenues for the repayment of \$8,930,000 in Road Repair/Street Safety pledged revenue obligation bonds issued in 2016 and \$9,700,000 issued in 2018. The bonds were issued to construct street improvements and the ongoing preservation of street conditions inside the City limits. The bonds have a senior lien on the 0.33% excise tax revenues. At June 30, 2022, \$19,212,919 remains outstanding to be repaid by future revenues. For the fiscal year ended June 30, 2022, net revenues available for service of the debt were \$7,437,340. The debt principal and interest paid in fiscal year 2021-2022 was \$1,485,513 (19.97% of available pledged net revenues). For additional information on pledged revenues for the bonds, refer to Schedule 17 in the Statistical Section of this report.

Current Refunding

In May 2022, the City issued \$4,930,000 in Utility System Revenue Funding Bonds with net proceeds of \$4,883,333 to refund three of the Water infrastructure financing authority loans. The refunding resulted in net present value of savings of this refunding of \$127,927 and actual savings totaled \$139,131.

Changes in Long-term Liabilities

Liquidation of compensated absences, other postemployment benefits and net pension liability for governmental funds have been made from the General, Library, HURF, BBB, and Library funds.

Non-current liability activity for the year ended June 30, 2022, was as follows:

	Beginning Balance*	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Bonds payable:					
General obligation bonds	\$ 39,286,582	\$ -	\$ (5,561,582)	\$ 33,725,000	\$ 5,875,000
Revenue bonds	18,005,000	-	(1,050,000)	16,955,000	1,085,000
Certificates of participation	133,115,000	-	(6,350,000)	126,765,000	6,400,000
Total bonds payable	190,406,582	-	(12,961,582)	177,445,000	13,360,000
Loan payable - direct borrowing	3,094,937	84,282	(221,536)	2,957,683	225,685
Financed purchases	1,169,034	-	(198,789)	970,245	177,794
Bond premium	5,846,687	-	(761,974)	5,084,713	481,535
Bond discount	(116,093)	-	-	(116,093)	-
Leases payable	565,547	-	(173,745)	391,802	178,126
Compensated absences	4,867,137	2,182,790	(2,115,159)	4,934,768	2,148,502
Other postemployment benefits	7,399,233	5,920,223	(4,373,428)	8,946,028	385,509
Net pension liability	151,799,874	8,536,163	(130,620,416)	29,715,621	-
Claims and judgements	116,927	318,778	(247,058)	188,647	76,157
Governmental activities long-term liability	\$ 365,149,865	\$ 17,042,236	\$ (151,673,687)	\$ 230,518,414	\$ 17,033,308
Business-type activities:					
Bonds payable:					
General obligation debt	\$ 1,015,318	\$ -	\$ (78,851)	\$ 936,467	\$ 81,298
Revenue bonds - direct placement	23,202,000	9,022,000	(2,982,000)	29,242,000	3,763,000
Certificates of participation	3,705,000	-	(95,000)	3,610,000	95,000
Total bonds payable	27,922,318	9,022,000	(3,155,851)	33,788,467	3,939,298
Water loan payable - direct borrowing	6,245,129	-	(5,481,223)	763,906	87,597
Financed purchases	1,799,130	-	(333,437)	1,465,693	349,829
Total loan and leases payable	8,044,259	-	(5,814,660)	2,229,599	437,426
Bond premium	15,406	-	(2,354)	13,052	2,728
Bond discount	(56,287)	-	-	(56,287)	-
Leases payable	6,412	-	(3,206)	3,206	3,206
Compensated absences	942,253	374,713	(470,337)	846,629	414,933
Other postemployment benefits	1,753,834	1,404,069	(1,037,224)	2,120,679	91,428
Net pension liability	17,455,464	948,668	(8,278,780)	10,125,352	-
Landfill closure/postclosure	15,967,513	1,433,009	-	17,400,522	-
Business-type activities long-term liability	\$ 72,051,172	\$ 13,182,459	\$ (18,762,412)	\$ 66,471,219	\$ 4,889,019

*The beginning balance was restated due to the implementation of GASB Statement No. 87. See Note III. F.

IV. Other Information

A. Risk Management

The City is exposed to various risks of loss related to torts and public officials' errors and omissions. The City purchases commercial insurance to cover these losses. However, \$75,000 of each claim resulting in a loss is retained by the City. The City provides for the self-insurance retention in the internal service fund. Outstanding claims as of June 30, 2022, have potential exposure to the City of approximately \$188,647 based on the requirements of Governmental Accounting Standards Board Statement Number 10, which requires that a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated. The City uses an application of historical experience to determine claims payable. However, due to the preliminary status of the claims, no determination can be made as to the likelihood, if any, of an unfavorable outcome. The net position of the Internal Service Fund is designated for future losses related to the self-insurance retention. Settled claims have not exceeded commercial coverage in the last three fiscal years.

<u>Fiscal Year</u>	<u>Beginning of Year Liability</u>	<u>Current Year Claims and Changes in Estimates</u>	<u>Claim Payments</u>	<u>End of Year Liability</u>
2020-2021	244,391	195,890	323,354	116,927
2021-2022	116,927	318,778	247,058	188,647

The City of Flagstaff participates in a risk sharing pool for employee health care, through the Northern Arizona Public Employees Trust, a public entity risk pool. Members do not bear any risk of loss. The overall experience rating of the trust determines premium charges.

B. Commitments and Contingent Liabilities

The City is involved in litigation arising in the ordinary course of its operations. The City believes that its ultimate liability, if any, in connection with these matters will not have a material adverse effect on the City's financial position, changes in financial position, or liquidity.

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

The following table presents the City’s construction commitments and encumbrances as of June 30, 2022:

Capital Project Program Classification	Spent to Date	Remaining Commitment
Buildings	\$ 17,459,596	\$ 183,626
Streets	12,989,209	8,581,609
Water	9,483,977	3,685,991
Wastewater	1,562,518	730,324
Stormwater	5,436,082	5,332,475
Other land improvements	4,292,467	959,144
Total construction commitments	\$ 51,223,849	\$ 19,473,169

Outstanding Encumbrances at June 30, 2022:

Governmental Activities:

General fund	1,859,074
COVID Relief	241,127
HURF fund	500,079
Capital projects bond fund	11,090
Other government funds	988,311
Total governmental activities	3,599,681

Business-type Activities:

Water and wastewater fund	1,176,587
Stormwater fund	1,167,603
Environmental services fund	360,106
Airport fund	1,102,407
Total business-type activities	3,806,703
Total governmental and business-type activities	\$ 7,406,384

C. Retirement, Pension and OPEB Plans

All full-time employees of the City are covered by one of three pension plans. The Arizona State Retirement system is for the benefit of the employees of the state and certain other governmental jurisdictions. All full-time City employees, except sworn fire and police personnel, are included in the Arizona State Retirement System. Sworn police and fire personnel participate in the Public Safety Retirement System. In addition, the Mayor and City Council members are covered by the State’s Elected Officials Plan.

Plan Descriptions

The City contributes to the three plans described below. Benefits are established by state statute and generally provide retirement, death, long-term disability, survivor, and health insurance premium benefits. The plans are component units of the State of Arizona.

The *Arizona State Retirement System* (ASRS) administers a cost-sharing multiple-employer defined benefit pension plan that covers general employees of the City. The ASRS is governed by the Arizona State Retirement System Board according to the provisions of A.R.S. Title 38, Chapter 5, and Article 2 and 2.1.

The *Public Safety Personnel Retirement System* (PSPRS) administers agent and cost-sharing multiple-employer defined benefit pension plans and agent and cost sharing multiple-employer defined benefit health insurance premium benefit (OPEB) plans that covers public safety personnel who are regularly assigned hazardous duty as employees of the State of Arizona or one of its political subdivisions. The PSPRS, acting as a common investment and administrative agent, is governed by a nine-member board, known as The Board of Trustees, and the participating local boards govern the PSPRS according to the provisions of A.R.S. Title 38, Chapter 5, Article 4. Employees who were PSPRS members before July 1, 2017, participate in the agent plans, and those who became PSPRS members on or after July 1, 2017, may participate in the Public Safety Personnel Defined Contribution Retirement Plan (PSPDCRP) or participate in the cost-sharing plans (PSPRS Tier 3 Risk Pool) which are not further disclosed because of their relative insignificance to the City's financial statements.

The *Elected Officials Retirement Plan* (EORP) is a cost-sharing multiple-employer defined benefit pension plan and a cost-sharing, multiple-employer defined benefit health insurance premium benefit (OPEB) plan that covers elected officials and judges of certain state and local governments who were members of the plan on December 31, 2013. This plan was closed to new members as of January 1, 2014. The EORP is governed by Board of Trustees of the PSPRS according to the provisions of A.S.R. Title 38, Chapter 5, and Article 3.

Each plan issues a publicly available financial report that includes its financial statements and required supplementary information. A report can be obtained by writing or calling the applicable plan.

ASRS

3300 N. Central Ave.
P.O. Box 33910
Phoenix, AZ 85067-3910
(602) 240-2200/ (800) 621-3778
www.azasrs.gov

PSPRS and EORP

3010 E. Camelback Rd.
Suite 200
Phoenix, AZ 85016-4416
(602) 255-5575
www.psprs.com

At June 30, 2022, the City reported the following aggregate amounts related to pensions and OPEB for all plans to which it contributes:

Pension Plans	Net Pension Liability/ Asset	Deferred Outflows of Resources	Deferred Inflows of Resources	Pension Expense
ASRS				
Governmental Activites	\$ 28,319,675	\$ 7,209,251	\$ 9,761,473	\$ 2,569,878
Business-type Activites	10,125,352	2,577,578	3,490,097	(1,014,132)
PSPRS - Police	(16,382,970)	2,651,240	13,035,568	896,437
PSPRS - Fire				
Governmental Activites	(15,644,178)	5,057,364	13,616,686	(815,050)
Business-type Activites	(1,392,373)	396,860	1,211,924	2,856,888
EORP	1,395,946	124,757	89,698	124,464
Total	\$ 6,421,452	\$ 18,017,050	\$ 41,205,446	\$ 4,618,485

OPEB Plans	Net OPEB Liability/ (Asset)	Deferred Outflows of Resources	Deferred Inflows of Resources	OPEB Expense/ (Income)
OPEB				
Governmental Activites	\$ 8,946,028	\$ 2,768,507	\$ 2,594,220	\$ 487,477
Business-type Activites	2,120,679	656,592	615,256	115,613
PSPRS - Fire	(1,945,199)	10,272	495,982	(221,173)
Total	\$ 9,121,508	\$ 3,435,371	\$ 3,705,458	\$ 381,917

The City reported accrued employee benefits of \$2,252 for governmental activities and \$0 for business-type activities as related to outstanding pension contribution amounts payable to all pension plans for the year ended June 30, 2022.

The ASRS and PSPRS - Police OPEB plans did not have significant financial impact and therefore were not reported.

Arizona State Retirement System (ASRS)

Funding Policy

The Arizona State Legislature establishes and may amend active plan members' and the City's contribution rates.

Benefits Provided

The ASRS provides retirement, health insurance premium supplement, long-term disability, and survivor benefits. State statute establishes benefits terms. Retirement benefits are calculated based on age, average monthly compensation, and served credit as follows:

ASRS	Retirement	
	Initial Membership Date:	
	Before July 1, 2011	On or After July 1, 2011
Years of service and age required to receive benefit	Sum of years, and age equals 80	30 years, age 55
	10 years, age 62	25 years, age 60
	5 years, age 50*	10 years, age 62
	any years, age 65	5 years, age 50*
		any years, age 65
Final average salary is based on	Highest 36 months of last 120 months	Highest 60 months of last 120 months
Benefit percent per year of service	2.1% to 2.3%	2.1% to 2.3%

*With actuarially reduced benefits.

Retirement benefits for members who joined the ASRS prior to September 13, 2013, are subject to automatic cost-of-living adjustments based on excess investment earnings. Members with a membership date on or after September 13, 2013, are not eligible for cost-of-living adjustments. Survivor benefits are payable upon a members' death. For retired members, the survivor benefit is determined by the retirement benefit option chosen. For all other members, the beneficiary is entitled to the members' account balance that includes the members' contribution and employer's contributions, plus interest earned.

Contributions

In accordance with State statutes, annual actuarial valuations determine active member and employer contribution requirements. The combined active member and employer contribution rates are expected to finance the costs of benefits employees earn during the year, with an additional amount to finance any unfunded accrued liability. For the year ended June 30, 2022, active ASRS members were required by statute to contribute at the actuarially determined rate of 12.41% (12.22% retirement and 0.19% long-term disability) of the members' annual covered payroll and the City was required by statute to contribute at the actuarially determined rate of 12.41% (12.01% retirement, 0.21% for health insurance premium, and 0.19% long-term disability) of the active members' annual covered payroll. In addition, the City was required by statute to contribute at the actuarially determined rate of 10.22% (10.13% for retirement and 0.09% for long-term disability) of annual covered payroll of retired members who worked for the City in positions that would typically be filled by an employee who contributes to the ASRS. The City's contributions to the ASRS pension plan for the year ended June 30, 2022, was \$4,196,842 inclusive of Housing Authority.

During fiscal year 2021-2022, the City paid for ASRS pension contributions 74% from governmental funds and 26% from enterprise funds.

Pension Liability

At June 30, 2022, the City reported a liability of \$38,445,027 for its proportionate share of the ASRS net pension liability. The net pension liability was measured as of June 30, 2021. The total pension liability used to calculate the net pension liability was determined using update procedures to roll forward the total pension liability from an actuarial valuation as of June 30, 2020, to the measurement date of June 30, 2021.

The City's reported liability at June 30, 2022, decreased by \$13,777,104 from the City's prior year liability of \$52,222,131 due to changes in the ASRS net pension liability and the City's proportionate share of that liability. The ASRS publicly available financial report provided details on the change in the net pension liability.

The City's proportion of the net pension liability was based on the City's actual contributions to the plan relative to the total of all participating employers' contributions for the year ended June 30, 2021. The City's proportion measured as June 30, 2021, was .2926%, which was a decrease of .0088% from its proportion measured as of June 30, 2020, 0.3014%.

Pension Expense and Deferred Outflows - Inflows of Resources

For the year ended June 30, 2022, the City recognized pension expense of \$1,555,746. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pension from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual	\$ 586,059	\$ -
Net difference between projected and actual earnings on pension plan investments	5,003,928	(12,180,737)
Changes in proportion and differences between City contributions and proportionate share of contributions	-	(1,070,833)
City contributions subsequent to the measurement date	4,196,842	-
Total	<u>\$ 9,786,829</u>	<u>\$ (13,251,570)</u>

The amounts reported as deferred outflows of resources related to ASRS pensions resulting from City contributions after the measurement date will be recognized as a reduction of the net liability in the year ending June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to ASRS pensions will be recognized in pension expense as follows:

Year ending June 30,	
2022	\$ (491,543)
2023	(287,239)
2024	(2,685,228)
2025	(4,197,573)
	<u>\$ (7,661,583)</u>

Actuarial Assumptions

The significant actuarial assumptions used to measure the total pension liability are as follows:

ASRS

Actuarial valuation date	June 30, 2020
Actuarial roll forward date	June 30, 2021
Actuarial cost method	Entry age normal
Investment rate of return	7.0%
Projected salary increases	2.9-8.4%
Inflation factor	2.3%
Permanent benefit increase	Included for pensions
Mortality rates	2017 SRA Scale U-MP
Healthcare cost trend rate	Not applicable

Actuarial assumptions used in the June 30, 2020 valuation was based on the results of an actuarial experience study for the 5-year period ended June 30, 2016.

The long-term expected rate of return on ASRS pension plan investments was determined to be 7.0 percent using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Geometric Real Rates of Return</u>
Equity	50%	4.90%
Fixed income - credit	20%	5.20%
Fixed income - interest rate sensitive	10%	0.70%
Real Estate	20%	5.70%
Total	<u>100%</u>	

Discount Rate

The discount rate used to measure the ASRS total pension was 7.0 percent. The rate has been lowered in the rollforward from 7.5% which was used for the actuarial assumptions of the valuation date. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates as determined by the ASRS Board's funding policy, which establishes the contractually required rate under Arizona statute. 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 plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the ASRS Net Pension Liability to Changes in the Discount Rate

The following table presents the City's proportionate shares of the net pension liability calculated using the discount rate of 7.0 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1% Decrease (6.0%)	Current Discount Rate (7.0%)	1% Increase (8.0%)
City's proportionate share of the net pension liability	<u>\$ 60,470,807</u>	<u>\$ 38,445,027</u>	<u>\$ 20,081,620</u>

Pension Plan Fiduciary Net Position

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

Public Safety Personnel Retirement System (PSPRS)

Benefits Provided

The PSPRS provide retirement, health insurance premium supplement, disability, and survivor benefits. State statute established benefits terms. Retirement disability and survivor benefits are calculated based on age, average monthly compensation, and service credit, which can be found on the following page:

PSPRS	Initial Membership Date:	
	Before January 1, 2012	On or after January 1, 2012 and before July 1, 2017
Retirement and disability		
Years of service and age required to receive benefit	20 years of service, any age 15 years of service, age 62	25 years of service or 15 years of credited service, age 52.5
Final average salary is based on	Highest 36 consecutive months of last 20 years	Highest 60 consecutive months of last 20 years
Benefit percent		
Normal retirement	50% less 2.0% for each year of credited service less than 20 years OR plus 2.0% to 2.5% for each year of credited service over 20 years, not to exceed 80%	1.5% to 2.5% per year of credited service, not to exceed 80%
Accidental disability	50% or normal retirement, whichever is greater	
Catastrophic disability	90% for the first 60 months then reduced to either 62.5% or normal retirement, whichever is greater	
Ordinary disability	Normal retirement calculated with actual years of credited service or 20 years of credited service, whichever is greater, multiplied by years of credited service (not to exceed 20 years) divided by 20 years	
Survivor benefit		
Retired members	80% to 100% of retired member's pension benefit	
Active members	80% to 100% of accidental disability retirement benefit or 100% of average monthly compensation if death was the result of injuries received on the job	

Retirement and survivor benefits are subject to automatic cost-of-living adjustments based on inflation. PSPRS also provides temporary disability benefits of 50 percent of the members' compensation for up to 12 months.

Health insurance premium benefits are available to retired or disabled members with 5 years of credited service. The benefits are payable only with the respect to allowable health insurance premiums for which the member is responsible. Benefits range from \$100 per month to \$260 per month depending on the age of the members and dependents.

The City has police and fire benefits, however the police benefits are not material and are therefore not presented.

Employees Covered by Benefit Terms

At June 30, 2022, the following employees were covered by the agent pension plans' benefit terms:

	Police Pension	Fire Pension	Fire OPEB
Inactive employees or beneficiaries currently receiving benefits	90	97	97
Inactive employees entitled to but not yet receiving benefits	35	16	8
Active employees	56	65	65
Total	<u>181</u>	<u>178</u>	<u>170</u>

Contributions and Annual OPEB Cost

State statutes establish the pension contribution requirements for active PSPRS employees. In accordance with state statutes, annual actuarial valuations determine employer contribution requirements for PSPRS pension and health insurance premium benefits. The combined active member and employer contribution rates are expected to finance the costs of benefits employees earn during the year, with an additional amount to finance any unfunded accrued liability.

Contribution rates for the year ended June 30, 2022, are indicated below. Rates are a percentage of active members' annual covered payroll.

	Active member - Pension	City - Pension	City - Health Insurance Premium Benefit*
PSPRS Police	7.65% to 11.65%	9.94%-13.62%	N/A
PSPRS Fire	7.65% to 11.65%	9.94% - 10.69%	0.00%

In addition, the City was required by statute to contribute at the actuarially determined rate of 8.00 percent for the PSPRS Police and 8.00 percent for PSPRS Fire of annual covered payroll of retired members who worked for the City in positions that would typically be filled by an employee who contributes to the PSPRS.

The City's contributions to the plans for the year ended June 30, 2022, were:

	City - Pension	City - Health Insurance Premium Benefit
PSPRS Police	\$ 733,131	N/A
PSPRS Fire	1,442,498	-

During fiscal year 2021-2022, the City paid for PSPRS pension and OPEB contributions for police with 100% general fund dollars and 92.0% from the general fund plus 8.0% from the airport fund as related to fire contributions.

Net Pension/OPEB (Asset) Liability

At June 30, 2022, the City reported net pension asset of \$16,382,970 and \$17,036,551 for police and fire respectively and a net asset for fire in the amount of \$1,945,199 related to OPEB. The net asset were measured as of June 30, 2021, and the total liability used to calculate the net asset was determined by an actuarial valuation as of that date.

Actuarial Assumptions

Actuarial assumptions used in the June 30, 2021; valuation was based on the results of an actuarial experience study for the 5-year period ended June 30, 2017.

PSPRS

Actuarial valuation date	June 30, 2021
Actuarial cost method	Entry age normal
Investment rate of return	7.30%
Wage inflation	3.5% for pensions/not applicable for OPEB
Price inflation	2.5% for pensions/not applicable for OPEB
Cost-of-living adjustment	1.75% for pensions/not applicable for OPEB
Mortality rates	PubS-2010 tables
Healthcare cost trend rate	Not applicable

The long-term expected rate of return on PSPRS plan investments was determined to be 7.3 percent using a building-block method in which best-estimated ranges of expected future real rates of return (expected returns, net of plan investment expenses and inflation) are developed for each major asset class. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

PSPRS	Long-Term Expected	
Asset Class	Target Allocation	Real Geometric Rate of Return
U.S. Public Equity	24%	4.08%
International Public Equity	16%	5.20%
Global Private Equity	20%	7.67%
Other Assets (Capital Appreciation)	7%	5.43%
Core Bonds	2%	0.42%
Private Credit	20%	5.74%
Diversifying Strategies	10%	3.99%
Cash - Mellon	1%	-0.31%
Total	100%	

Pension Discount Rates

At June 30, 2021, the discount rate used to measure the PSPRS total pension/OPEB liabilities was 7.3 percent. The projection of cash flows used to determine the discount rates assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made

at rates equal to the difference between the actuarially determined contribution rate and the member rate. Based on those assumptions, the plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability/OPEB asset.

Changes in the Net Pension/OPEB (Asset) Liability

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (Asset)
	(a)	(b)	(a) - (b)
PSPRS - Police*			
Balances at June 30, 2021, as restated	\$ 88,817,272	\$ 34,282,509	\$ 54,534,763
Changes for the year:			
Service cost	1,035,271	-	1,035,271
Interest on the total pension liability	6,358,327	-	6,358,327
Differences between expected and actual experience in the measurement of the total pension liability	516,872	-	516,872
Contributions- employer	-	56,134,692	(56,134,692)
Contributions- employee	-	477,435	(477,435)
Benefit payments, including refunds of employee contributions	(5,504,359)	(5,504,359)	-
Net investment income	-	22,313,817	(22,313,817)
Administrative expense	-	(97,741)	97,741
Net changes	2,406,111	73,323,844	(70,917,733)
Balances at June 30, 2022	\$ 91,223,383	\$ 107,606,353	\$ (16,382,970)

* The OPEB plan related to PSPRS - Police did not have significant financial impact and therefore is not reported.

	Increase (Decrease)					
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (Asset)	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Asset
	(a)	(b)	(a) - (b)	(a)	(b)	(a) - (b)
PSPRS - Fire						
Balances at June 30, 2021, as restated	\$ 96,788,614	\$ 35,785,071	\$ 61,003,543	\$ 1,528,415	\$ 2,754,172	\$ (1,225,757)
Changes for the year:						
Service cost	1,139,137	-	1,139,137	25,482	-	25,482
Interest on the total pension liability	6,941,055	-	6,941,055	110,067	-	110,067
Differences between expected and actual experience in the measurement of the pension liability	2,674,365	-	2,674,365	(105,821)	-	(105,821)
Contributions- employer	-	63,705,770	(63,705,770)	-	-	-
Contributions- employee	-	496,467	(496,467)	-	-	-
Benefit payments, including refunds of employee contributions	(5,689,625)	(5,689,625)	-	(92,252)	(92,252)	-
Net investment income	-	24,700,340	(24,700,340)	-	752,263	(752,263)
Administrative expense	-	(107,926)	107,926	-	(3,093)	3,093
Net changes	5,064,932	83,105,026	(78,040,094)	(62,524)	656,918	(719,442)
Balances at June 30, 2022	\$ 101,853,546	\$ 118,890,097	\$ (17,036,551)	\$ 1,465,891	\$ 3,411,090	\$ (1,945,199)

Sensitivity of the City's Net Pension Liability and Net OPEB Asset to Changes in the Discount Rate

The following table presents the City's net pension/OPEB (asset) liabilities calculated using the discount rates noted above as well as what the City's net pension/OPEB (asset) liabilities would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1% Decrease	Current Discount Rate	1% Increase
PSPRS - Police			
Rate	6.30%	7.30%	8.30%
Net pension liability	\$ (4,255,171)	\$ (16,382,970)	\$ (26,226,028)
PSPRS - Fire			
Rate	6.30%	7.30%	8.30%
Net pension liability	\$ (4,160,618)	\$ (17,036,551)	\$ (27,626,715)
Net OPEB asset	\$ (1,790,156)	\$ (1,945,199)	\$ (2,076,564)

Plan Fiduciary Net Position

Detailed information about the plans' fiduciary net position is available in the separately issued PSPRS financial reports.

Expense

For the year ended June 30, 2022, the City recognized \$896,437 and \$2,041,838 pension expenses for police and fire, respectively and negative \$221,173 related to OPEB (Fire).

Deferred Outflows/Inflows of Resources

At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions and OPEB from the following sources:

	PSPRS - Police		PSPRS - Fire		PSPRS - Fire OPEB	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,344,622	\$ (21,850)	\$ 2,614,970	\$ (270,126)	\$ -	\$ (175,683)
Changes of assumptions	573,487	-	1,396,756	-	10,272	-
Net difference between projected and actual earnings on pension plan investments	-	(13,013,718)	-	(14,558,484)	-	(320,299)
City contributions subsequent to the measurement date	733,131	-	1,442,498	-	-	-
Total	<u>\$ 2,651,240</u>	<u>\$ (13,035,568)</u>	<u>\$ 5,454,224</u>	<u>\$ (14,828,610)</u>	<u>\$ 10,272</u>	<u>\$ (495,982)</u>

The amounts reported as deferred outflows of resources related to pensions and OPEB resulting from city contributions after the measurement date will be recognized as an increase of the net pension and OPEB asset in the year ended June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows, or resources related to pensions will be recognized in pension expense as follows:

Year ending June 30,	<u>PSPRS Police</u>	<u>PSPRS Fire</u>	<u>PSPRS OPEB Fire</u>
2023	\$ (1,778,857)	\$ (1,438,663)	\$ (139,058)
2024	(2,678,217)	(2,469,639)	(130,283)
2025	(3,070,519)	(2,917,330)	(105,431)
2026	(3,589,866)	(3,991,252)	(110,938)
	<u>\$ (11,117,459)</u>	<u>\$ (10,816,884)</u>	<u>\$ (485,710)</u>

PSPDCRP plan

City sworn police officer or fire personnel who are not members of PSPRS participate in the PSPDCRP. The PSPDCRP is a defined contribution pension plan. The PSPRS Board of Trustees governs the PSPDCRP according to the provisions of A.R.S. Title 38, Chapter 5, Article 4.1. Benefit terms, including contribution requirements, are established by State statute.

For the year ended June 30, 2022, active PSPDCRP members were required by statute to contribute at least 9 percent of the members’ annual covered payroll, and the City was required by statute to contribute 9 percent of active members’ annual covered payroll to an individual employee account. Employees are immediately vested in their own contributions and the earnings on those contributions. Employees vest in a portion of the City’s contributions each year as set forth in statute. The plan retains nonvested City contributions when forfeited because of employment terminations. For the year ended June 30, 2022, the City recognized pension expense of \$26,150.

Elected Officials' Retirement Plan (EORP)

Benefits Provided

The EORP provides retirement, health insurance premium supplement, disability, and survivor benefits. State statute establishes benefits terms. Retirement, disability, and survivor benefits are calculated based on age, average yearly compensation, and service credit as follows:

EORP	Initial Membership Date:	
	Before January 1, 2012	On or after January 1, 2012
Retirement and disability		
Years of service and age required to receive benefit	20 years, any age 10 years, age 62 5 years, age 65 5 years, any age* any years and age if disabled	10 years, age 62 5 years, age 65 any years and age if disabled
Final average salary is based on	Highest 36 consecutive months of last 10 years	Highest 60 consecutive months of last 10 years
Benefit percent		
Normal retirement	4% per year of service, not to exceed 80%	3% per year of service, not to exceed 75%
Disability retirement	80% with 10 or more years of service 40% with 5 to 10 years of service 20% with less than 5 years of service	75% with 10 or more years of service 37.5% with 5 to 10 years of service 18.75% with less than 5 years of service
Survivor benefit		
Retired members	75% of retired member's benefit	50% of retired member's benefit
Active members and Other Inactive Members	75% of disability retirement benefit	50% of disability retirement benefit

* With reduced benefits of 0.25% for each month early retirement precedes the member's normal retirement age, with a maximum reduction reduction of 30%.

Retirement and survivor benefits are subject to automatic cost-of-living adjustments based on inflation. In addition, the State Legislature may enact permanent one-time benefit increases after a Joint Legislative Budget Committee analysis of the increase's effects on the plan.

Contributions

State statutes establish active member and employer contribution requirements. Statute also appropriates \$5 million annually through fiscal year 2043 for the EORP from the State of Arizona to supplement the normal cost plus an amount to amortize the unfunded accrued liability. For the year ended June 30, 2022, statute required active EORP members to contribute 7 or 13 percent of the members' annual covered payroll and the City to contribute at the actuarially rate of 61.43 percent of all active EORP members' annual covered payroll. Also, statute required the City to contribute 49.21 percent to EORP of the annual covered payroll of elected officials and judges who were ASRS members and 55.43 percent to EORP of the annual covered payroll of elected officials and judges who were EODCRS members, in addition to the City's required contributions to ASRS, ACR and EODCRS for these elected officials and judges. In addition, statute required the City to contribute 41.59 percent of annual covered payroll of retired members who worked for the City in positions that an employee who contributes to the EORP would typically fill.

The City's contribution to the plan for the year ended June 30, 2022, was \$98,572. The pension contributions were paid 100 percent from the General Fund.

Pension Liability

At June 30, 2022, the City reported a liability for its proportionate share of the EORP's net pension liability that reflected a reduction for the City's proportionate share of the State's appropriation for EORP. The amount the city recognized as its proportionate liability that was associated with the City were as follows:

City's proportionate share of the EORP net pension liability	\$ 1,395,946
State's proportionate share of the EORP net pension liability associated with the City	140,315
Total	<u>\$ 1,536,261</u>

The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date

The City's proportion of the net pension liability was based on the City's required contribution to the pension plan relative to the total of all participating employers' required contributions for the year ended June 30, 2021. The City's proportion measured as of June 30, 2021, and the change from its proportion measured at June 30, 2020, were 0.229384 and 0.007905, respectively.

Pension Expense and Deferred Outflows/Inflows of Resources

For the year ended June 30, 2022, the City recognized pension expense for the EORP of \$157,576 and revenue of \$9,200 for the City's proportionate share of the State's appropriation to EORP and the designated court fees. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Pension deferred outflows/Inflows of resources

EORP	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ (18,577)
Net difference between projected and actual earnings on pension plan investments	-	(71,121)
Changes in proportion and differences between City contributions and proportionate share of contributions	26,185	-
City contributions subsequent to the measurement date	98,572	-
Total	<u>\$ 124,757</u>	<u>\$ (89,698)</u>

The amounts reported as deferred outflows of resources related to EORP pensions resulting from City contributions after the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to EORP pensions will be recognized in pension expense as follows:

Year ending June 30	
2022	\$ (6,993)
2023	(14,810)
2024	(17,492)
2025	(24,218)
	<u>\$ (63,513)</u>

Actuarial Assumptions

The significant actuarial assumptions used to measure the total pension liability are as follows:

EORP

Actuarial valuation date	June 30, 2021
Actuarial cost method	Entry age normal
Investment rate of return	7.30%
Wage inflation	3.75%
Price inflation	2.50%
Cost-of-living adjustment	1.75%
Mortality rates	PubG-2010 tables
Healthcare cost trend rate	Not applicable

Actuarial assumptions used in the June 30, 2021 valuation was based on the results of an actuarial experience study for the five -year period ended June 30, 2016.

The long-term expected rate of return on EORP pension plan investments was determined to be 7.30 percent using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

EORP	Target	Long Term Expected
Asset Class	Allocation	Geometric Real Rate of Return
U.S. Public Equity	24%	4.08%
International Public Equity	16%	5.20%
Global Private Equity	20%	7.67%
Other Assets (Capital Appreciation)	7%	5.43%
Core Bonds	2%	0.42%
Private Credit	20%	5.74%
Diversifying Strategies	10%	3.99%
Cash - Mellon	1%	-0.31%
Total	<u>100%</u>	

Discount Rate

At June 30, 2021, the discount rate used to measure the EORP total pension liability was 7.3 percent. The projection of cash flows used to determine the discount rates assumed that plan member contributions will be made at the current contribution rate, employer contributions will be made at the actuarially determined rates, and State contributions will be made as currently required by statute. Based on those assumptions, the plans' fiduciary net position was projected to be available to make all projected future benefit payments

of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City’s Proportionate Share of the EORP Net Pension Liability to Changes in the Discount Rate

The following table presents the City’s proportionate share of the net pension liability calculated using the discount rate of 7.3 percent, as well as what the City’s proportionate share to the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1% Decrease	Current Discount Rate	1% Increase
EORP Rate	6.30%	7.30%	8.30%
Net pension liability	\$ 1,604,051	\$ 1,395,946	\$ 1,217,344

Pension Plan Fiduciary Net Position

Detailed information about the pension plans’ fiduciary net position is available in the separately issued EORP financial report.

EODCRS plan

Elected officials who are not members of EORP or ASRS participate in the EODCRS and the Elected Officials Defined Contribution Retirement System Disability Program (EODCDP). The EODCRS is a defined contribution pension plan. The EODCDP is a cost-sharing multiple-employer defined benefit disability (OPEB) plan for EODCRS members. The PSPRS Board of Trustees governs the EODCRS and EODCDP according to the provisions of A.R.S. Title 38, Chapter 5, Articles 3.1 and 3.2. Benefit terms, including contribution requirements, are established by State statute. The EODCDP is not further disclosed because of its relative insignificance to the City’s financial statements.

For the year ended June 30, 2022, active EODCRS members were required by statute to contribute 8 percent of the members’ annual covered payroll, and the City was required by statute to contribute 6 percent of active members’ annual covered payroll to an individual employee account. Employees are immediately vested in their own contributions and the City’s contributions to the individual employee account and the earnings on those contributions. For the year ended June 30, 2022, the City recognized pension expense of \$4,590.

The City Postemployment Healthcare Plan

Plan Description

The City of Flagstaff provides post-retirement healthcare insurance benefits for its retirees as a single employer defined benefit OPEB plan which is administered through Northern Arizona Public Employee Benefit Trust (NAPEBT).

Benefits Provided

Eligible retirees and their beneficiaries up to the age of 65 are allowed to participate in the same healthcare plan as active employees and pay the same premium for this benefit which results in an implicit rate subsidy. Even though the City makes no direct payments on behalf of the retirees the City is required to report this implicit cost for active employees who will be able to continue to purchase health insurance once they retire. Substantially, all the City’s employees may become eligible for those benefits when they

qualify for retirement. To be eligible a retiree must qualify to receive retirement benefits from the Arizona State Retirement System and elect coverage at date of retirement.

Plan Membership

As of July 1, 2021, OPEB plan membership consisted of the following:

Retirees currently receiving health benefits	54
Active members	<u>664</u>
Total	718

OPEB Liability

At June 30, 2022, the City reported a net OPEB liability of \$11,066,707. The net OPEB liability was measured as of June 30, 2021, and the total OPEB liability were determined from the actuarial valuations as of June 30, 2021.

Actuarial Assumptions

The actuarial assumptions used in the June 30, 2021, valuation was based on an experience studies for ASRS for the period from July 1, 2015 through June 30, 2020 and from PSPRS for the period from July 1, 2015, through June 30, 2020.

Change in Net OPEB Liability

	<u>Increase (Decrease)</u>
	<u>Total OPEB</u>
	<u>Liability</u>
OPEB	
Balances at June 30, 2021	\$ 9,153,067
Changes for the year:	
Service cost	585,601
Interest on the total pension liability	210,376
Differences between expected and actual experience in the measurement of the total pension liability	(115,937)
Changes of assumptions	1,674,818
Benefit payments, including refunds of employee contributions	<u>(441,218)</u>
Net changes	<u>1,913,640</u>
Balances at June 30, 2022	<u>\$ 11,066,707</u>

The City has chosen not to fund this plan; therefore, the total OPEB liability is the net OPEB liability.

Actuarial Methods and Assumptions

The significant actuarial assumptions used to measure the total OPEB liability are as follows:

Actuarial valuation date	June 30, 2021
Actuarial cost method	Entry level, level percent of salary
Mortality rates	MP-2020 tables
Healthcare cost trend rate	8.25% to 4.5% over 10 years

Discount Rate

At June 30, 2021, the discount rate used to measure the City's OPEB total liability was 2.16 percent, which was a decrease of .05 percent from the discount rate used as of June 30, 2020. Because the City is not prefunding the OPEB benefits, the discount rates used in this valuation for financial disclosure purposes as of June 30, 2019, and 2020 are based on the rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher.

Sensitivity of the City's Total OPEB Liability to Changes in the Discount Rate

The following table presents the City's OPEB liability calculated using the discount rate of 2.16% as well as what the City's OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate.

	1% Decrease (1.16%)	Current Discount Rate (2.16%)	1% Increase (3.16%)
City's proportionate share of the OPEB liability	<u>\$ 12,300,845</u>	<u>\$ 11,066,707</u>	<u>\$ 9,977,486</u>

Sensitivity of the City's Total OPEB Liability to Changes in the Healthcare Cost Trend Rate

The following presents the total OPEB liability of the City as of June 30, 2021, as well as what the City's total OPEB liability would be if it were calculated using a trend rate that is 1 percentage point lower or 1 percentage point higher than the current rate.

	1% Decrease	Current Discount Rate *	1% Increase
City's proportionate share of the OPEB liability	<u>\$ 9,744,041</u>	<u>\$ 11,066,707</u>	<u>\$ 12,643,826</u>

*Current trend rates are 5.00% in 2022-2023, 8.25% to 2023-2024, and grade down from 7.00% to 4.5% over a 10- year period for medical and drug plan costs.

OPEB Expense and Deferred Outflows - Inflow of Resources

For the year ending June 30, 2022, the City recognized an OPEB expense of \$603,090. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of assumptions	\$ 2,948,162	\$ (437,045)
Net difference between expected and actual experience in the total OPEB liability	-	(2,772,431)
City benefit payments subsequent to the measurement date	476,937	-
Total	<u>\$ 3,425,099</u>	<u>\$ (3,209,476)</u>

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB liability will be recognized in the OPEB expense as follows:

Year ending June 30,	
2023	\$ (192,887)
2024	(192,887)
2025	(192,887)
2026	(184,846)
2027	7,789
Thereafter	494,404
	<u>\$ (261,314)</u>

D. Landfill Closure and Post Closure Care Cost

State and federal laws and regulations require the City to place a final cover on its Cinderlake landfill site when it stops accepting waste and to perform certain maintenance and monitoring functions at the site for thirty years after closure. In addition to operating expenses related to current activities of the landfill, an expense provision and related liability are being recognized based on the future closure and post closure care costs that will be incurred near or after the date the landfill no longer accepts waste. The City reports a portion of these closures and post closure care costs as an operating expense in each period based on landfill capacity used as of each balance sheet date. The estimated liability for landfill closure and post closure care costs has a balance of \$17,400,522 as of June 30, 2022, which is based on 82.330 percent usage of the landfill. The remaining \$3,734,501 will be accrued over the remaining life of the landfill, which is currently estimated to be six years.

The accrual for the closure and post closure care costs for fiscal year 2021-2022 is \$1,433,009. Based on current estimates for landfill closure and post closure care costs, the City is setting aside legally restricted funds to ensure sufficient funds will be available to meet these requirements. The City makes annual contributions to finance closure and post closure care costs; at June 30, 2022, the balance of the cash and investments held for those purposes is \$12,390,955. The investments are reported as restricted cash and

investments in the City's Environmental Service Fund and are held by the State of Arizona Local Government Investment Pool.

The estimated total current cost of the landfill closure and post closure care, \$21,135,023, is based on the amount that would be paid if all equipment, facilities, and services required to care, monitor, and maintain the landfill were acquired as of June 30, 2022. However, the actual cost of closure and post closure care may be higher or lower due to other factors such as inflation, changes in technology, or changes in landfill laws and regulations.

According to state and federal laws and regulations, the City must comply with the local government financial test requirements that assure the City can meet the cost of landfill closure, post-closure and corrective action when needed. The City, which has pledged its full faith and credit to meet state financial responsibility requirements, is following these requirements.

In March of 1999, the City purchased 343.9 acres of land from the U.S. Forest Service. This land is adjacent to the existing landfill and will be used to open additional cells as needed. As these cells are utilized, additional liabilities for closure and post closure care requirements will be accrued. The City applied existing policy to the Environmental Services Fund increasing its expenditures as City residential and commercial collection programs are now charged for landfill fees.

E. Tax Abatement

The City enters into property tax abatement agreements with local businesses under the state of Arizona Government Property Lease Excise Tax (GPLETs). Under the law enacted in 1996, Arizona's cities, towns, counties, and county stadium districts (government lessors) are allowed to lease property they own to private parties (lessees) for nongovernmental use and collect an excise tax. Because the property is owned by the City, it is exempt from property taxes. The abatements may be granted to any business located within or promising to relocate to the City to encourage continued provision of stable good paying employment opportunities for the City's residents. The City believes that its efforts will perpetuate the City's overall economic health and demonstrate the City's attractiveness as a place to do business.

For the fiscal year ended June 30, 2022, the City abated assessed property taxes totaling \$53,556 under this program including the following Government Property Lease Excise Tax (GPLET) abatement agreements:

A 1.52 percent property tax abatement to Joy Cone manufacturing. The 2021 abatement amounted to \$53,556.



Required Supplementary Information

	<u>Page</u>
Schedule of the City's Proportional Share of the Net Pension Liability	
Cost-Sharing Pension Plans	96
Schedule of the Changes in Net Pension Liability and Related Ratios	
Agent Pension Plans - PSPRS Police	98
Agent Pension Plans - PSPRS Fire	100
Schedule of the Changes in Net OPEB Liability (Asset) and Related Ratios	
PSPRS - Fire	102
City OPEB	104
Schedule of The City's Pension / OPEB Contributions	106
Notes to the Required Supplementary Information	108

City of Flagstaff, Arizona
Required Supplementary Information
Schedule of the City's Proportionate Share of the Net Pension Liability
Cost-Sharing Pension Plans
June 30, 2022

	Reporting Fiscal Year (Measurement Date)		
	2021-2022	2020-2021	2019-2020
	(2020-2021)	(2019-2020)	(2018-2019)
Arizona State Retirement System			
Proportion of the net pension liability	0.292590%	0.301400%	0.305020%
Proportionate share of the net pension liability	\$ 38,445,027	\$ 52,222,131	\$ 44,383,959
Covered payroll	\$ 33,005,980	\$ 33,145,052	\$ 32,447,746
Proportionate share of the net pension liability as a percentage of its covered payroll	116.48%	157.56%	136.79%
Plan fiduciary net position as a percentage of the total pension liability	78.58%	69.33%	73.24%
EORP			
Proportion of the net pension liability	0.2293840%	0.2214790%	0.2122050%
City's proportionate share of the net pension liability	\$ 1,395,946	\$ 1,494,901	\$ 1,407,293
State's proportionate share of the net pension liability associated with the City	140,315	142,078	132,271
Total	\$ 1,536,261	\$ 1,636,979	\$ 1,539,564
Covered payroll	\$ 183,403	\$ 187,000	\$ 184,269
City's proportionate share of the net pension liability as a percentage of its covered payroll	761.14%	799.41%	763.72%
Plan fiduciary net position as a percentage of the total pension liability	36.28%	29.80%	30.14%

Reporting fiscal year 2013-2014 through 2012-2013 information is not available.

2018-2019 (2017-2018)	2017-2018 (2016-2017)	2016-2017 (2015-2016)	2015-2016 (2014-2015)	2014-2015 (2013-2014)
0.333310%	0.312660%	0.311530%	0.300450%	0.302625%
\$ 46,485,015	\$ 48,706,334	\$ 50,284,072	\$ 46,798,712	\$ 44,778,290
\$ 31,911,275	\$ 30,673,166	\$ 28,842,056	\$ 27,573,067	\$ 26,638,622
145.67%	158.79%	174.34%	169.73%	168.10%
73.40%	69.92%	67.06%	68.35%	69.49%
0.1689530%	0.2177500%	0.2097849%	0.1942242%	0.2500258%
\$ 1,064,634	\$ 2,653,363	\$ 1,981,949	\$ 1,517,768	\$ 1,676,603
182,419	550,687	409,221	473,166	514,062
\$ 1,247,053	\$ 3,204,050	\$ 2,391,170	\$ 1,990,934	\$ 2,190,665
\$ 180,000	\$ 194,354	\$ 189,999	\$ 157,579	\$ 204,400
591.46%	1365.22%	1043.14%	963.18%	820.26%
30.40%	19.70%	23.42%	28.32%	31.91%

City of Flagstaff, Arizona
Required Supplementary Information
Schedule of the Changes in Net Pension Liability and Related Ratios
Agent Pension Plans - PSPRS Police
June 30, 2022

	Reporting Fiscal Year (Measurement Date)		
	2021-2022	2020-2021	2019-2020
	(2020-2021)	(2019-2020)	(2018-2019)
PSPRS Police			
Total pension liability			
Service cost	\$ 1,035,271	\$ 1,135,219	\$ 1,314,269
Interest on the total pension liability	6,358,327	6,113,422	5,830,298
Changes of benefit terms	-	-	-
Differences between expected and actual experience in the measurement of the pension liability	516,872	1,208,232	590,373
Changes of assumptions or other inputs	-	-	1,650,864
Benefit payments, including refunds of employee contributions	(5,504,359)	(4,499,790)	(3,998,301)
Net change in total pension liability	2,406,111	3,957,083	5,387,503
Total pension liability - beginning	88,817,272	84,860,189	79,472,686
Total pension liability - ending (a)	<u>\$ 91,223,383</u>	<u>\$ 88,817,272</u>	<u>\$ 84,860,189</u>
Plan fiduciary net position			
Contributions - employer	\$ 56,134,692	\$ 6,284,379	\$ 3,441,524
Contributions - employee	477,435	537,822	550,585
Net investment income	22,313,817	436,641	1,756,930
Benefit payments, including refunds of employee contributions	(5,504,359)	(4,499,790)	(3,998,301)
Hall/Parker Settlement	-	-	-
Pension plan administrative expenses	(97,741)	(35,788)	(31,510)
Other changes	-	-	-
Net change in plan fiduciary net position	73,323,844	2,723,264	1,719,228
Plan fiduciary net position - beginning (restated)	34,282,509	31,559,245	29,840,016
Plan fiduciary net position - ending (b)	<u>\$ 107,606,353</u>	<u>\$ 34,282,509</u>	<u>\$ 31,559,244</u>
Net pension liability - ending (a) - (b)	<u>\$ (16,382,970)</u>	<u>\$ 54,534,763</u>	<u>\$ 53,300,945</u>
Plan fiduciary net position as a percentage of the total pension liability	117.96%	38.60%	37.19%
Covered payroll	\$ 4,584,510	\$ 5,527,309	\$ 5,875,114
Net pension liability as a percentage of covered payroll	-357.35%	986.64%	907.23%

Reporting fiscal year 2013-2014 through 2012-2013 information is not available.

2018-2019 (2017-2018)	2017-2018 (2016-2017)	2016-2017 (2015-2016)	2015-2016 (2014-2015)	2014-2015 (2013-2014)
\$ 1,278,269	\$ 1,591,484	\$ 1,367,771	\$ 1,373,545	\$ 1,312,430
5,476,675	5,131,739	4,818,389	4,650,797	3,904,338
-	924,114	1,967,589	-	1,353,950
1,216,507	(293,545)	(111,993)	(346,202)	(671,478)
-	2,159,906	2,578,910	-	6,987,647
(3,737,501)	(3,804,819)	(3,575,345)	(3,505,319)	(3,311,491)
4,233,950	5,708,879	7,045,321	2,172,821	9,575,396
75,238,736	69,529,857	62,484,536	60,311,715	50,736,319
<u>\$ 79,472,686</u>	<u>\$ 75,238,736</u>	<u>\$ 69,529,857</u>	<u>\$ 62,484,536</u>	<u>\$ 60,311,715</u>
\$ 4,046,869	\$ 3,657,762	\$ 3,441,521	\$ 2,578,489	\$ 2,311,119
646,186	912,701	1,147,170	841,533	768,029
2,081,145	3,105,491	146,825	821,133	2,757,888
(3,737,501)	(3,804,819)	(3,575,345)	(3,505,319)	(3,311,491)
(922,190)	-	-	-	-
(32,374)	(27,878)	(21,527)	(20,411)	-
328	(58,723)	(112,440)	(357,501)	(1,371,053)
2,082,463	3,784,534	1,026,204	357,924	1,154,492
27,776,266	23,991,732	22,965,528	22,607,604	21,453,112
<u>\$ 29,858,729</u>	<u>\$ 27,776,266</u>	<u>\$ 23,991,732</u>	<u>\$ 22,965,528</u>	<u>\$ 22,607,604</u>
<u>\$ 49,613,957</u>	<u>\$ 47,462,470</u>	<u>\$ 45,538,125</u>	<u>\$ 39,519,008</u>	<u>\$ 37,704,111</u>
37.57%	36.92%	34.51%	36.75%	37.48%
\$ 6,555,255	\$ 7,155,954	\$ 7,318,199	\$ 7,526,730	\$ 7,425,908
756.86%	663.26%	622.26%	525.05%	507.74%

City of Flagstaff, Arizona
Required Supplementary Information
Schedule of the Changes in Net Pension Liability and Related Ratios
Agent Pension Plans - PSPRS Fire
June 30, 2022

	Reporting Fiscal Year		
	(Measurement Date)		
	2021-2022	2020-2021	2019-2020
	(2020-2021)	(2019-2020)	(2018-2019)
PSPRS Fire			
Total pension liability			
Service cost	\$ 1,139,137	\$ 1,149,078	\$ 1,229,846
Interest on the total pension liability	6,941,055	6,733,345	6,594,132
Changes of benefit terms	-	-	-
Differences between expected and actual experience in the measurement of the pension liability	2,674,365	599,182	(675,316)
Changes of assumptions or other inputs	-	-	1,681,383
Benefit payments, including refunds of employee contributions	(5,689,625)	(5,563,021)	(5,680,128)
Net change in total pension liability	5,064,932	2,918,584	3,149,917
Total pension liability - beginning	96,788,614	93,870,030	90,720,113
Total pension liability - ending (a)	<u>\$ 101,853,546</u>	<u>\$ 96,788,614</u>	<u>\$ 93,870,030</u>
Plan fiduciary net position			
Contributions - employer	\$ 63,705,770	\$ 7,273,509	\$ 5,315,168
Contributions - employee	496,467	549,407	435,225
Net investment income	24,700,340	470,249	1,830,884
Benefit payments, including refunds of employee contributions	(5,689,625)	(5,563,021)	(5,680,128)
Hall/Parker Settlement	-	-	-
Pension plan administrative expenses	(107,926)	(38,533)	(32,805)
Other changes	-	-	-
Net change in plan fiduciary net position	83,105,026	2,691,611	1,868,344
Plan fiduciary net position - beginning (restated)	35,785,071	33,093,460	31,255,156
Plan fiduciary net position - ending (b)	<u>\$ 118,890,097</u>	<u>\$ 35,785,071</u>	<u>\$ 33,123,500</u>
Net pension liability - ending (a) - (b)	<u>\$ (17,036,551)</u>	<u>\$ 61,003,543</u>	<u>\$ 60,746,530</u>
Plan fiduciary net position as a percentage of the total pension liability	116.73%	36.97%	35.29%
Covered payroll	\$ 5,646,127	\$ 5,239,842	\$ 5,299,696
Net pension liability as a percentage of covered payroll	-301.74%	1164.22%	1146.23%

Reporting fiscal year 2013-2014 through 2012-2013 information is not available.

	2018-2019 (2017-2018)	2017-2018 (2016-2017)	2016-2017 (2015-2016)	2015-2016 (2014-2015)	2014-2015 (2013-2014)
\$	1,232,288	\$ 1,376,479	\$ 1,107,145	\$ 973,454	\$ 950,445
	6,209,142	5,668,204	5,356,440	5,239,671	4,390,766
	-	804,628	2,064,045	-	1,553,904
	2,491,418	193,670	669,848	52,497	1,431,974
	-	5,454,472	2,647,110	-	7,269,797
	(5,007,832)	(5,180,329)	(4,095,893)	(5,594,036)	(3,994,598)
	4,925,016	8,317,124	7,748,695	671,586	11,602,288
	85,795,097	77,477,973	69,729,278	69,057,692	57,455,404
\$	90,720,113	\$ 85,795,097	\$ 77,477,973	\$ 69,729,278	\$ 69,057,692
\$	4,950,022	\$ 4,239,954	\$ 3,952,628	\$ 2,418,742	\$ 2,030,211
	565,220	703,312	669,429	732,850	525,878
	2,181,684	3,290,746	160,712	963,491	3,407,667
	(5,007,832)	(5,180,329)	(4,095,893)	(5,594,036)	(3,994,598)
	(908,136)	-	-	-	-
	(33,905)	(29,518)	(23,526)	(23,873)	-
	357	12,535	(27,936)	48,864	(1,831,071)
	1,747,410	3,036,700	635,414	(1,453,962)	138,087
	29,508,064	26,471,364	25,835,950	27,289,912	27,151,825
\$	31,255,474	\$ 29,508,064	\$ 26,471,364	\$ 25,835,950	\$ 27,289,912
\$	59,464,639	\$ 56,287,033	\$ 51,006,609	\$ 43,893,328	\$ 41,767,780
	34.45%	34.39%	34.17%	37.05%	39.52%
\$	5,683,984	\$ 5,650,572	\$ 5,491,792	\$ 4,847,679	\$ 4,788,197
	1046.18%	996.13%	928.78%	905.45%	872.31%

City of Flagstaff, Arizona
Required Supplementary Information
Schedule of the Changes in Net OPEB Asset and Related Ratios
Agent OPEB Plans - PSPRS Fire
June 30, 2022

	Reporting Fiscal Year (Measurement Date)		
	2021-2022	2020-2021	2019-2020
	(2020-2021)	(2019-2020)	(2018-2019)
PSPRS Fire			
Total OPEB liability			
Service cost	\$ 25,482	\$ 25,532	\$ 16,484
Interest on the total OPEB liability	110,067	108,941	118,278
Changes of benefit terms	-	-	-
Differences between expected and actual experience in the measurement of the OPEB liability	(105,821)	(6,882)	(193,022)
Changes of assumptions or other inputs	-	-	16,310
Benefit payments, including refunds of employee contributions	(92,252)	(91,651)	(94,885)
Net change in total OPEB liability	<u>(62,524)</u>	<u>35,940</u>	<u>(136,835)</u>
Total OPEB liability - beginning	<u>1,528,415</u>	<u>1,492,475</u>	<u>1,629,310</u>
Total OPEB liability - ending (a)	<u>\$ 1,465,891</u>	<u>\$ 1,528,415</u>	<u>\$ 1,492,475</u>
Plan fiduciary net position			
Contributions - employer	\$ -	\$ -	\$ -
Net investment income	752,263	35,241	147,468
Benefit payments, including refunds of employee contributions	(92,252)	(91,651)	(94,885)
OPEB plan administrative expenses	(3,093)	(2,866)	(2,546)
Other changes	-	-	-
Net change in plan fiduciary net position	<u>656,918</u>	<u>(59,276)</u>	<u>50,037</u>
Plan fiduciary net position - beginning (restated)	<u>2,754,172</u>	<u>2,813,448</u>	<u>2,763,411</u>
Plan fiduciary net position - ending (b)	<u>\$ 3,411,090</u>	<u>\$ 2,754,172</u>	<u>\$ 2,813,448</u>
Net OPEB (asset) liability - ending (a) - (b)	<u>\$ (1,945,199)</u>	<u>\$ (1,225,757)</u>	<u>\$ (1,320,973)</u>
Plan fiduciary net position as a percentage of the total OPEB liability	232.70%	180.20%	188.51%
Covered payroll	\$ 5,646,127	\$ 5,239,842	\$ 5,299,696
Net OPEB (asset) liability as a percentage of covered payroll	-34.45%	-23.39%	-24.93%

Reporting fiscal year 2016-2017 through 2012-2013 information is not available.

2018-2019	2017-2018
(2017-2018)	(2016-2017)

\$	18,757	\$	19,777
	116,896		117,249
	-		9,376
	(31,819)		(61,082)
	-		21,953
	(89,633)		(91,188)
	14,201		16,085
	1,615,109		1,599,024
\$	1,629,310	\$	1,615,109

\$	(317)	\$	-
	183,884		287,005
	(89,633)		(91,188)
	(2,799)		(2,540)
	1		-
	91,136		193,277
	2,671,958		2,478,681
\$	2,763,094	\$	2,671,958

\$	(1,133,784)	\$	(1,056,849)
----	-------------	----	-------------

	169.59%		165.44%
\$	5,683,984	\$	5,650,572
	-19.95%		-18.70%

City of Flagstaff, Arizona
Required Supplementary Information
Schedule of the Changes in Net OPEB Liability and Related Ratios
Single Employer OPEB Plans - City OPEB
June 30, 2022

	Reporting Fiscal Year (Measurement Date)		
	2021-2022	2020-2021	2019-2020
	(2020-2021)	(2019-2020)	(2018-2019)
City OPEB			
Total OPEB liability			
Service cost	\$ 585,601	\$ 480,223	\$ 482,750
Interest on the total OPEB liability	210,376	291,110	382,358
Differences between expected and actual experience in the measurement of the OPEB liability	(115,937)	-	(2,597,490)
Changes of assumptions or other inputs	1,674,818	760,916	612,806
Benefit payments, including refunds of employee contributions	(441,218)	(429,062)	(455,699)
Net change in total OPEB liability	1,913,640	1,103,187	(1,575,275)
Total OPEB liability - beginning	9,153,067	8,049,880	9,625,155
Total OPEB liability - ending (a)	\$ 11,066,707	\$ 9,153,067	\$ 8,049,880
Plan fiduciary net position			
Net change in plan fiduciary net position	\$ -	\$ -	\$ -
Plan fiduciary net position - beginning	-	-	-
Plan fiduciary net position - ending (b)	\$ -	\$ -	\$ -
Net OPEB liability - ending (a) - (b)	\$ 11,066,707	\$ 9,153,067	\$ 8,049,880
Plan fiduciary net position as a percentage of the total OPEB liability			
Covered payroll	0.00%	0.00%	0.00%
	\$ 50,035,257	\$ 50,086,352	\$ 48,357,183
Net pension liability as a percentage of covered payroll	22.12%	18.27%	16.65%

Reporting fiscal year 2016-2017 through 2012-2013 information is not available.

2018-2019 (2017-2018)	2017-2018 (2016-2017)
--------------------------	--------------------------

\$ 580,616	\$ 612,124
368,976	309,152
-	(2,273,189)
(844,549)	1,126,321
(411,713)	(155,812)
(306,670)	(381,404)
9,931,825	10,313,229
<u>\$ 9,625,155</u>	<u>\$ 9,931,825</u>

\$ -	\$ -
-	-
\$ -	\$ -
<u>\$ 9,625,155</u>	<u>\$ 9,931,825</u>

0.00%	0.00%
\$ 48,357,183	\$ 44,717,801
19.90%	22.21%

City of Flagstaff, Arizona
Required Supplementary Information
Schedule of the City's Pension/OPEB* Contributions
June 30, 2022

	Reporting Fiscal Year			
	2021-2022	2020-2021	2019-2020	2018-2019
Arizona State Retirement System				
Statutorily required contributions	\$ 4,196,842	\$ 3,845,197	\$ 3,795,108	\$ 3,627,657
Contributions in relation to the statutorily required contribution	<u>4,196,842</u>	<u>3,845,197</u>	<u>3,795,108</u>	<u>3,627,657</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	<u>\$ 34,944,558</u>	<u>\$ 33,005,980</u>	<u>\$ 33,145,052</u>	<u>\$ 32,447,746</u>
Contributions as a percentage of covered payroll	12.01%	11.65%	11.45%	11.18%
Elected Officials Retirement Plan				
Statutorily required contributions	\$ 98,572	\$ 101,660	\$ 100,679	\$ 98,293
Contributions in relation to the statutorily required contribution	<u>98,572</u>	<u>101,660</u>	<u>100,679</u>	<u>98,293</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	<u>\$ 190,640</u>	<u>\$ 183,403</u>	<u>\$ 187,000</u>	<u>\$ 184,269</u>
Contributions as a percentage of covered payroll	51.71%	55.43%	53.84%	53.34%
PSPRS - Police**				
Statutorily required contributions	\$ 557,351	\$ 1,074,231	\$ 3,434,035	\$ 3,441,524
Contributions in relation to the statutorily required contribution	<u>733,131</u>	<u>56,134,692</u>	<u>6,331,039</u>	<u>3,441,524</u>
Contribution deficiency (excess)	<u>\$ (175,780)</u>	<u>\$ (55,060,461)</u>	<u>\$ (2,897,004)</u>	<u>\$ -</u>
Covered payroll	<u>\$ 5,318,238</u>	<u>\$ 4,584,510</u>	<u>\$ 5,527,309</u>	<u>\$ 5,875,114</u>
Contributions as a percentage of covered payroll	13.79%	1224.44%	114.54%	58.58%
PSPRS - Fire**				
Statutorily required contributions	\$ 844,096	\$ 1,505,870	\$ 5,183,976	\$ 5,315,168
Contributions in relation to the statutorily required contribution	<u>1,442,498</u>	<u>63,705,770</u>	<u>6,910,825</u>	<u>5,315,168</u>
Contribution deficiency (excess)	<u>\$ (598,402)</u>	<u>\$ (62,199,900)</u>	<u>\$ (1,726,849)</u>	<u>\$ -</u>
Covered payroll	<u>\$ 6,288,024</u>	<u>\$ 5,646,127</u>	<u>\$ 5,239,842</u>	<u>\$ 5,299,696</u>
Contributions as a percentage of covered payroll	22.94%	1128.31%	131.89%	100.29%

* The City had no OPEB contributions for the current or prior years.

** For contributions for 2017-2018, the City chose to use credits with PSPRS for the Hall Parker Settlement refunds related to excess contributions in prior years.

Reporting Fiscal year 2012-2013 information is not available.

2017-2018	2016-2017	2015-2016	2014-2015	2013-2014
\$ 3,478,329	\$ 3,357,591	\$ 3,168,876	\$ 3,002,707	\$ 2,837,013
<u>3,478,329</u>	<u>3,357,591</u>	<u>3,168,876</u>	<u>3,002,707</u>	<u>2,837,013</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>\$ 31,911,275</u>	<u>\$ 30,673,166</u>	<u>\$ 28,842,056</u>	<u>\$ 27,573,067</u>	<u>\$ 26,638,622</u>
10.90%	10.95%	10.99%	10.89%	10.65%
\$ 39,638	\$ 40,588	\$ 39,815	\$ 37,483	\$ 50,732
<u>39,638</u>	<u>40,588</u>	<u>39,815</u>	<u>37,483</u>	<u>50,732</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>\$ 180,000</u>	<u>\$ 194,354</u>	<u>\$ 189,999</u>	<u>\$ 157,579</u>	<u>\$ 204,400</u>
22.02%	20.88%	20.96%	23.79%	24.82%
\$ 3,229,323	\$ 3,275,134	\$ 3,401,213	\$ 2,578,489	\$ 2,311,119
<u>3,124,679</u>	<u>3,657,762</u>	<u>3,441,521</u>	<u>2,578,489</u>	<u>2,311,119</u>
<u>\$ 104,644</u>	<u>\$ (382,628)</u>	<u>\$ (40,308)</u>	<u>\$ -</u>	<u>\$ -</u>
<u>\$ 6,555,225</u>	<u>\$ 7,155,954</u>	<u>\$ 7,318,199</u>	<u>\$ 7,526,730</u>	<u>\$ 7,425,908</u>
47.67%	51.11%	47.03%	34.26%	31.12%
\$ 4,589,139	\$ 4,239,954	\$ 3,952,628	\$ 2,418,742	\$ 2,030,211
<u>4,041,886</u>	<u>4,239,954</u>	<u>3,952,628</u>	<u>2,418,742</u>	<u>2,030,211</u>
<u>\$ 547,253</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>\$ 5,683,984</u>	<u>\$ 5,650,572</u>	<u>\$ 5,491,792</u>	<u>\$ 4,847,679</u>	<u>\$ 4,788,197</u>
71.11%	75.04%	71.97%	49.89%	42.40%

City of Flagstaff, Arizona
Notes to the Required Supplementary Information
June 30, 2022

I. Actuarially Determined Contribution Rates

Actuarial determined contribution rates for PSPRS are calculated as of June 30 two years prior to the end of the fiscal year in which contributions are made. The actuarial methods and assumptions used to establish the contribution requirements are as follows:

Actuarial valuation date	June 30, 2022
Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll, closed
Remaining amortization period	17 years; if the actuarial value of assets exceeded the actuarial accrued liability, the excess was amortized over an open period of 20 years
Asset valuation method	7-year smoothed market; 80%/120% market corridor
Actuarial assumptions:	
Investment rate of return	In the 2022 actuarial valuation, the investment rate of return was 7.3%.
Projected salary increases	In the 2022 actuarial valuation, projected salary increases were 3.5%–6.5% for PSPRS
Wage growth	In the 2022 actuarial valuation, wage growth was 3.5%
Permanent Benefit Increases	The cost-of-living adjustment will be based on the average annual percentage change in the Metropolitan Phoenix-Mesa Consumer Price Index published by the United States Department of Labor, Bureau of Statistics. We have assumed that to be 1.75% for this valuation.
Retirement age	Experience-based table of rates that is specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period July 1, 2006 - June 30, 2011.
Mortality	In the 2022 actuarial valuation, changed to PubS-2010 mortality table with 75% of MP-2018 fully generational projection scales.

II. Factors That Affect the Identification of Trends

Beginning in fiscal year 2013-2014, PSPRS established separate funds for pension benefits and health insurance premium benefits. Previously, the plan recorded both pension and health insurance premium contributions in the same Pension Fund. During fiscal year 2013-2014, the plan transferred prior-year health insurance premium benefit contributions that exceeded benefit payments from the plan’s Pension Fund to the new Health Insurance Fund.

III. Information Prior to Measurement Date

Information prior to the measurement date (June 30, 2014) for pension and (June 30, 2017) for OPEB are not available. Information for subsequent years will be presented, when it is available to present ten years of information.

Non-Major Funds Other Governmental Funds

Special Revenue Funds

Special Revenue Funds are used to account for revenues derived from specific taxes or other earmarked revenue sources. They are usually required by statute, charter provision or ordinance to finance particular functions or activities.

Housing and Community Services Fund

This fund was established in fiscal year 1996-1997 to account for the funding received for the Community Development Block Grant program and affordable housing activities.

COVID Relief Fund

This fund was established to account for the receipt and expenditures of the City's allocation of the Coronavirus Aid, Relief, and Economic Security Act (CARES) funding as well as the City's allocation of the American Rescue Plan Act (ARPA) funding. Resources allocated to this fund must be used for specific purposes as outlined in the legislature.

Library Fund

The City Library is financed through City sales tax allocations, State and County grants and individual contributions. Funds provided must be used for library activities such as cultural and educational programs and technical services.

Bed, Board and Beverage Tax Fund

This fund accounts for the Bed, Board and Beverage tax revenues as approved by voters in the 2010 general election and related expenditures. These resources are restricted for use in the areas of Beautification, Economic Development, Tourism, Arts & Science and Recreation.

Parking District Fund

This fund was established to comprehensively manage the public parking in downtown Flagstaff and the surrounding neighborhood.

Water Resource & Infrastructure Protection Fund

This fund accounts for the water resource and infrastructure protection fee and the related expenditures. These resources are restricted to support the Wildland Fire Management program.

Debt Service Funds

Debt service funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs.

General Obligation Bond Fund

This fund is used to account for the accumulation of resources for, and the payments of, general long-term obligation principal and interest.

Secondary Property Tax Revenue Fund

This fund is used to account for secondary property tax revenues. Monies received by this fund are legally restricted to payment of general obligation debt.

Pension Bond Fund

This fund accounts for the accumulation of resources for and the payment of principal, interest and related costs for Pension Bond issued in fiscal year 2020-2021.

Capital Project Funds

Capital Project Funds are used to account for major capital acquisition and construction separate from ongoing operating activities. Resources for capital projects typically result from the issuance of general obligation or other government debt.

Capital Project Bond Construction Fund

This fund accounts for major capital acquisition and construction projects which are funded mainly with general obligation or other governmental debt.

Permanent Funds

Permanent funds are used to account for resources that are legally restricted to the extent that only earnings, and not principal, may be used for purposes that support the reporting government's programs.

Perpetual Care Fund

This fund accounts for the perpetual care of the City's cemetery.



City of Flagstaff, Arizona
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2022

	Special Revenue Funds				
	Housing & Community Services Fund	COVID Relief Fund	Library Fund	BBB Fund	Parking District Fund
Assets					
Cash and investments	\$ 2,176,043	\$ 3,126,393	\$ 2,877,159	\$ 17,889,149	\$ 1,679,468
Accounts receivable, net	138,392	-	1,714	2,667,690	2,135
Interest receivable	1,401	-	4,534	17,112	1,465
Intergovernmental receivable	188,709	-	50,000	-	-
Notes receivable	265,400	-	-	-	-
Lease receivable	-	-	-	455,929	100,578
Prepaid items	-	-	-	13,513	-
Inventory	-	-	-	160,141	-
Restricted cash and investments	-	-	2,229,643	210,737	-
Total assets	<u>\$ 2,769,945</u>	<u>\$ 3,126,393</u>	<u>\$ 5,163,050</u>	<u>\$ 21,414,271</u>	<u>\$ 1,783,646</u>
Liabilities, Deferred Inflows and Fund Balance					
Liabilities:					
Accounts payable	\$ 98,469	\$ 92,268	\$ 150,269	\$ 193,880	\$ 241
Accrued payroll and compensated absences	4,119	-	159,727	81,395	12,739
Construction retainage payable	-	-	18,642	-	-
Advanced revenue	-	3,034,125	38,925	340,000	-
Total liabilities	<u>102,588</u>	<u>3,126,393</u>	<u>367,563</u>	<u>615,275</u>	<u>12,980</u>
Deferred inflows of resources:					
Unavailable revenue - notes receivable	265,400	-	-	-	-
Unavailable revenue - other revenue	111,462	-	-	-	-
Deferred inflows - leases	-	-	-	453,582	99,041
Total deferred inflows of resources	<u>376,862</u>	<u>-</u>	<u>-</u>	<u>453,582</u>	<u>99,041</u>
Fund balances:					
Nonspendable:					
Perpetual care	-	-	-	-	-
Prepays	-	-	-	13,513	-
Inventory	-	-	-	160,141	-
Restricted for:					
Notes receivable	265,400	-	-	-	-
Library branch services	-	-	781,385	-	-
Library programs board directed	-	-	1,448,258	-	-
Debt service	-	-	-	-	-
Public art	-	-	-	1,407,978	-
Economic development	-	-	-	1,589,350	-
Tourism	-	-	-	3,040,382	-
Park maintenance and operations	-	-	-	4,298,413	-
Other capital projects	2,025,095	-	-	9,835,637	-
Perpetual care	-	-	-	-	-
Water resource and infrastructure protection	-	-	-	-	-
Assigned to:					
Parking district	-	-	-	-	1,671,625
Library services	-	-	2,565,844	-	-
Unassigned (deficit):					
Total fund balance	<u>2,290,495</u>	<u>-</u>	<u>4,795,487</u>	<u>20,345,414</u>	<u>1,671,625</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 2,769,945</u>	<u>\$ 3,126,393</u>	<u>\$ 5,163,050</u>	<u>\$ 21,414,271</u>	<u>\$ 1,783,646</u>

Water Resource & Infrastructure Protection Fund	Debt Service Funds			Capital Projects Funds	Permanent Fund	Total Nonmajor Governmental Funds
	General Obligation Bond Fund	Secondary Property Tax Revenue Fund	Pension Bond Fund	Capital Projects Bond Construction	Perpetual Care Fund	
\$ 1,057,879	\$ 500	\$ 1,147,323	\$ 15,160	\$ 1,607,634	\$ 45,402	\$ 31,622,110
153,513	-	-	-	-	-	2,963,444
1,043	-	4,946	2,443	6	407	33,357
-	-	-	-	34,119	-	272,828
-	-	-	-	-	-	265,400
-	-	-	-	-	-	556,507
-	-	-	-	-	-	13,513
-	-	-	-	-	-	160,141
-	-	6,570,025	14,262,044	2,090,700	345,163	25,708,312
<u>\$ 1,212,435</u>	<u>\$ 500</u>	<u>\$ 7,722,294</u>	<u>\$ 14,279,647</u>	<u>\$ 3,732,459</u>	<u>\$ 390,972</u>	<u>\$ 61,595,612</u>
\$ 3,673	\$ 500	\$ -	\$ -	\$ 312,565	\$ -	\$ 851,865
18,465	-	-	-	-	-	276,445
-	-	-	-	103,373	-	122,015
-	-	-	-	-	-	3,413,050
<u>22,138</u>	<u>500</u>	<u>-</u>	<u>-</u>	<u>415,938</u>	<u>-</u>	<u>4,663,375</u>
-	-	-	-	-	-	265,400
-	-	-	-	-	-	111,462
-	-	-	-	-	-	552,623
-	-	-	-	-	-	929,485
-	-	-	-	-	345,163	345,163
-	-	-	-	-	-	13,513
-	-	-	-	-	-	160,141
-	-	-	-	-	-	265,400
-	-	-	-	-	-	781,385
-	-	-	-	-	-	1,448,258
-	-	7,722,294	14,279,647	-	-	22,001,941
-	-	-	-	-	-	1,407,978
-	-	-	-	-	-	1,589,350
-	-	-	-	-	-	3,040,382
-	-	-	-	-	-	4,298,413
-	-	-	-	3,897,390	-	15,758,122
-	-	-	-	-	45,809	45,809
1,190,297	-	-	-	-	-	1,190,297
-	-	-	-	-	-	1,671,625
-	-	-	-	-	-	2,565,844
-	-	-	-	(580,869)	-	(580,869)
<u>1,190,297</u>	<u>-</u>	<u>7,722,294</u>	<u>14,279,647</u>	<u>3,316,521</u>	<u>390,972</u>	<u>56,002,752</u>
<u>\$ 1,212,435</u>	<u>\$ 500</u>	<u>\$ 7,722,294</u>	<u>\$ 14,279,647</u>	<u>\$ 3,732,459</u>	<u>\$ 390,972</u>	<u>\$ 61,595,612</u>

City of Flagstaff, Arizona
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
Year Ended June 30, 2022

	Special Revenue Funds				
	Housing & Community Services Fund	COVID Relief Fund	Library Fund	BBB Fund	Parking District Fund
Revenues:					
Taxes	\$ -	\$ -	\$ -	\$ 11,464,917	\$ -
Intergovernmental	-	-	3,708,383	-	-
Grants and entitlements	825,887	10,218,692	97,333	-	-
Licenses and permits	-	-	-	2,275	-
Charges for services	-	-	-	205,509	1,110,289
Rents	12,210	-	-	450,596	-
Investment earnings	6,753	-	26,236	86,009	7,971
Contributions	10,200	-	38,421	-	-
Miscellaneous	224,794	-	19,594	404,362	380
Total revenues	<u>1,079,844</u>	<u>10,218,692</u>	<u>3,889,967</u>	<u>12,613,668</u>	<u>1,118,640</u>
Expenditures:					
Current:					
General government	-	218,692	-	-	-
Public safety	-	-	-	-	-
Economic and physical development	1,022,314	-	-	3,581,825	-
Culture and recreation	-	-	5,209,078	891,395	-
Highways and streets	-	-	-	328	573,479
Debt service:					
Principal retirement	-	-	114,509	165,000	158,128
Interest and other charges	-	-	1,241	85,448	16,898
Capital outlay	-	-	54,255	253,513	-
Total expenditures	<u>1,022,314</u>	<u>218,692</u>	<u>5,379,083</u>	<u>4,977,509</u>	<u>748,505</u>
Excess (deficiency) of revenues over expenditures	<u>57,530</u>	<u>10,000,000</u>	<u>(1,489,116)</u>	<u>7,636,159</u>	<u>370,135</u>
Other Financing Sources (Uses):					
Loan issuance	-	-	-	-	-
Transfers in	753,000	-	1,599,551	1,067,000	272,316
Transfers out	-	(10,000,000)	-	(2,768,985)	-
Total other financing sources (uses)	<u>753,000</u>	<u>(10,000,000)</u>	<u>1,599,551</u>	<u>(1,701,985)</u>	<u>272,316</u>
Net change in fund balance	<u>810,530</u>	<u>-</u>	<u>110,435</u>	<u>5,934,174</u>	<u>642,451</u>
Fund balance, beginning of year	<u>1,479,965</u>	<u>-</u>	<u>4,685,052</u>	<u>14,411,240</u>	<u>1,029,174</u>
Fund balance, end of year	<u>\$ 2,290,495</u>	<u>\$ -</u>	<u>\$ 4,795,487</u>	<u>\$ 20,345,414</u>	<u>\$ 1,671,625</u>

Water Resource & Infrastructure Protection Fund	Debt Service Funds			Capital Projects Funds	Permanent Fund	Total Nonmajor Governmental Funds
	General Obligation Bond Fund	Secondary Property Tax Revenue Fund	Pension Bond Fund	Capital Projects Bond Construction	Perpetual Care Fund	
\$ -	\$ -	\$ 7,803,477	\$ -	\$ -	\$ -	\$ 19,268,394
-	-	-	-	-	-	3,708,383
9,618	-	-	-	547,690	-	11,699,220
-	-	-	-	-	-	2,275
1,204,889	-	-	-	-	-	2,520,687
-	-	-	-	-	-	462,806
5,416	-	18,175	27,263	5,505	2,288	185,616
-	-	-	-	-	12,790	61,411
-	-	-	-	2,500	-	651,630
<u>1,219,923</u>	<u>-</u>	<u>7,821,652</u>	<u>27,263</u>	<u>555,695</u>	<u>15,078</u>	<u>38,560,422</u>
-	-	-	-	1,087,029	-	1,305,721
660,782	-	-	-	-	-	660,782
-	-	-	-	10,913	-	4,615,052
-	-	-	-	-	-	6,100,473
-	-	-	-	-	-	573,807
-	5,783,117	-	6,245,000	-	-	12,465,754
-	1,565,832	-	2,950,390	-	-	4,619,809
-	-	-	-	570,727	-	878,495
<u>660,782</u>	<u>7,348,949</u>	<u>-</u>	<u>9,195,390</u>	<u>1,668,669</u>	<u>-</u>	<u>31,219,893</u>
<u>559,141</u>	<u>(7,348,949)</u>	<u>7,821,652</u>	<u>(9,168,127)</u>	<u>(1,112,974)</u>	<u>15,078</u>	<u>7,340,529</u>
-	-	-	-	84,282	-	84,282
-	7,348,949	-	9,195,390	2,075,124	-	22,311,330
<u>(183,908)</u>	<u>-</u>	<u>(7,348,949)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(20,301,842)</u>
<u>(183,908)</u>	<u>7,348,949</u>	<u>(7,348,949)</u>	<u>9,195,390</u>	<u>2,159,406</u>	<u>-</u>	<u>2,093,770</u>
<u>375,233</u>	<u>-</u>	<u>472,703</u>	<u>27,263</u>	<u>1,046,432</u>	<u>15,078</u>	<u>9,434,299</u>
<u>815,064</u>	<u>-</u>	<u>7,249,591</u>	<u>14,252,384</u>	<u>2,270,089</u>	<u>375,894</u>	<u>46,568,453</u>
<u>\$ 1,190,297</u>	<u>\$ -</u>	<u>\$ 7,722,294</u>	<u>\$ 14,279,647</u>	<u>\$ 3,316,521</u>	<u>\$ 390,972</u>	<u>\$ 56,002,752</u>



Other Supplementary Information

	<u>Page</u>
Budgetary Comparison Schedules - Governmental Funds	
Housing and Community Services Fund	118
COVID Relief Fund	119
Library Fund	120
BBB Fund	121
Parking District Fund	122
Water Resource & Infrastructure Protection Fund	123
General Obligation Bond Fund	124
Secondary Property Tax Revenue Fund	125
Pension Bond Fund	126
Capital Project Bond Construction Fund	127
Financial Data Submission Schedules	
Net Position Accounts	128
Revenue, Expenses, and Changes in Fund Net Position Accounts	132
Revenue, Expenses, and Changes in Fund Net Position Accounts- Public Housing-Consolidated	140

City of Flagstaff, Arizona
Housing & Community Service Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2022

	<u>Budget</u>		Actual Amounts Budgetary Basis	Variance with Final Budget
	<u>Original</u>	<u>Final</u>		
Revenues:				
Grants and entitlements	\$ 3,215,356	\$ 3,215,356	\$ 825,887	\$ (2,389,469)
Rent	-	-	12,210	12,210
Contributions	-	-	10,200	10,200
Investment earnings	4,000	4,000	6,753	2,753
Miscellaneous	-	-	224,794	224,794
Total revenues	<u>3,219,356</u>	<u>3,219,356</u>	<u>1,079,844</u>	<u>(2,139,512)</u>
Expenditures:				
Current:				
Economic and physical development	5,020,005	5,020,005	1,022,314	3,997,691
Total expenditures	<u>5,020,005</u>	<u>5,020,005</u>	<u>1,022,314</u>	<u>3,997,691</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,800,649)</u>	<u>(1,800,649)</u>	<u>57,530</u>	<u>1,858,179</u>
Other Financing Sources (Uses):				
Transfers in	753,000	753,000	753,000	-
Total other financing sources (uses)	<u>753,000</u>	<u>753,000</u>	<u>753,000</u>	<u>-</u>
Net change in fund balances	<u>(1,047,649)</u>	<u>(1,047,649)</u>	<u>810,530</u>	<u>1,858,179</u>
Fund balances, beginning of year	<u>1,227,592</u>	<u>1,227,592</u>	<u>1,479,965</u>	<u>252,373</u>
Fund balances, end of year	<u>\$ 179,943</u>	<u>\$ 179,943</u>	<u>\$ 2,290,495</u>	<u>\$ 2,110,552</u>

City of Flagstaff, Arizona
COVID Relief Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2022

	Budget		Actual Amounts Budgetary Basis	Variance with Final Budget
	Original	Final		
Revenues:				
Grants and entitlements	\$ 15,238,257	\$ 15,238,257	\$ 10,218,692	\$ (5,019,565)
Total revenues	15,238,257	15,238,257	10,218,692	(5,019,565)
Expenditures:				
Current:				
General government	6,171,965	6,171,965	218,692	5,953,273
Total expenditures	6,171,965	6,171,965	218,692	5,953,273
Excess (deficiency) of revenues over (under) expenditures	9,066,292	9,066,292	10,000,000	933,708
Other Financing Sources (Uses):				
Transfers out	(9,066,292)	(9,066,292)	(10,000,000)	(933,708)
Total other financing sources (uses)	(9,066,292)	(9,066,292)	(10,000,000)	(933,708)
Net change in fund balances	-	-	-	-
Fund balances, beginning of year	-	-	-	-
Fund balances, end of year	\$ -	\$ -	\$ -	\$ -

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

City of Flagstaff, Arizona
Library Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2022

	Budget		Actual Amounts Budgetary Basis	Variance with Final Budget
	Original	Final		
Revenues:				
Intergovernmental	\$ 3,881,302	\$ 3,881,302	\$ 3,708,383	\$ (172,919)
Grants and entitlements	-	-	97,333	97,333
Investment earnings	39,529	39,529	26,236	(13,293)
Contributions	-	-	38,421	38,421
Miscellaneous	41,000	41,000	19,594	(21,406)
Total revenues	<u>3,961,831</u>	<u>3,961,831</u>	<u>3,889,967</u>	<u>(71,864)</u>
Expenditures:				
Current:				
Culture and recreation	6,579,116	6,579,116	5,324,828	1,254,288
Capital outlay	1,478,390	1,478,390	54,255	1,424,135
Contingency	100,000	100,000	-	100,000
Total expenditures	<u>8,157,506</u>	<u>8,157,506</u>	<u>5,379,083</u>	<u>2,778,423</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(4,195,675)</u>	<u>(4,195,675)</u>	<u>(1,489,116)</u>	<u>2,706,559</u>
Other Financing Sources (Uses):				
Transfers in	1,596,313	1,596,313	1,599,551	3,238
Total other financing sources (uses)	<u>1,596,313</u>	<u>1,596,313</u>	<u>1,599,551</u>	<u>3,238</u>
Net change in fund balances	<u>(2,599,362)</u>	<u>(2,599,362)</u>	<u>110,435</u>	<u>2,709,797</u>
Fund balances, beginning of year	<u>5,331,941</u>	<u>5,331,941</u>	<u>4,685,052</u>	<u>(646,889)</u>
Fund balances, end of year	<u>\$ 2,732,579</u>	<u>\$ 2,732,579</u>	<u>\$ 4,795,487</u>	<u>\$ 2,062,908</u>

City of Flagstaff, Arizona
BBB Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2022

	Budget		Actual Amounts Budgetary Basis	Variance with Final Budget
	Original	Final		
Revenues:				
Taxes	\$ 8,783,400	\$ 8,783,400	\$ 11,446,072	\$ 2,662,672
Grants and entitlements	50,000	50,000	-	(50,000)
Charges for services	124,594	124,594	205,508	80,914
Licenses and permits	-	-	2,275	2,275
Rents	396,712	396,712	452,195	55,483
Investment earnings	56,215	56,215	79,961	23,746
Miscellaneous	-	-	66,080	66,080
Total revenues	<u>9,410,921</u>	<u>9,410,921</u>	<u>12,252,091</u>	<u>2,841,170</u>
Expenditures:				
Current:				
Economic and physical development	4,568,354	4,568,354	3,581,825	986,529
Culture and recreation	1,260,895	1,260,895	891,395	369,500
Highways and streets	-	-	328	(328)
Debt service:				
Principal retirement	165,000	165,000	165,000	-
Interest and other charges	85,481	85,481	85,448	33
Capital outlay	6,297,379	6,297,379	253,513	6,043,866
Contingency	115,000	115,000	-	115,000
Total expenditures	<u>12,492,109</u>	<u>12,492,109</u>	<u>4,977,509</u>	<u>7,514,600</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(3,081,188)</u>	<u>(3,081,188)</u>	<u>7,274,582</u>	<u>10,355,770</u>
Other Financing Sources (Uses):				
Transfers in	2,719,800	2,719,800	1,067,000	(1,652,800)
Transfers out	(4,940,068)	(4,940,068)	(2,768,985)	2,171,083
Total other financing sources (uses)	<u>(2,220,268)</u>	<u>(2,220,268)</u>	<u>(1,701,985)</u>	<u>518,283</u>
Net change in fund balances	<u>(5,301,456)</u>	<u>(5,301,456)</u>	<u>5,572,597</u>	<u>10,874,053</u>
Fund balances, beginning of year	<u>10,594,390</u>	<u>10,594,390</u>	<u>14,317,137</u>	<u>3,722,747</u>
Fund balances, end of year	<u>\$ 5,292,934</u>	<u>\$ 5,292,934</u>	<u>\$ 19,889,734</u>	<u>\$ 14,596,800</u>
Adjustment from budgetary basis to GAAP basis net change in fund balances			\$ 5,572,597	
The City budgets certain revenues on the cash basis, rather than on the modified accrual basis.			<u>361,577</u>	
Adjusted net change in fund balance - GAAP basis			<u>\$ 5,934,174</u>	

City of Flagstaff, Arizona
Parking District Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2022

	Budget		Actual Amounts Budgetary Basis	Variance with Final Budget
	Original	Final		
Revenues:				
Charges for service	\$ 1,230,850	\$ 1,230,850	\$ 1,110,289	\$ (120,561)
Investment earnings	13,800	13,800	7,433	(6,367)
Miscellaneous	-	-	380	380
Total revenues	<u>1,244,650</u>	<u>1,244,650</u>	<u>1,118,102</u>	<u>(126,548)</u>
Expenditures:				
Current:				
Highways and streets	871,489	871,489	634,516	236,973
Debt service:				
Principal retirement	98,891	98,891	98,891	-
Interest and other charges	16,134	16,134	16,134	-
Capital outlay	1,091,836	1,091,836	-	1,091,836
Contingency	30,000	30,000	-	30,000
Total expenditures	<u>2,078,350</u>	<u>2,078,350</u>	<u>749,541</u>	<u>1,328,809</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(833,700)</u>	<u>(833,700)</u>	<u>368,561</u>	<u>1,202,261</u>
Other Financing Sources (Uses):				
Transfers in	1,408,372	1,408,372	272,316	(1,136,056)
Total other financing sources (uses)	<u>1,408,372</u>	<u>1,408,372</u>	<u>272,316</u>	<u>(1,136,056)</u>
Net change in fund balances	<u>574,672</u>	<u>574,672</u>	<u>640,877</u>	<u>66,205</u>
Fund balances, beginning of year	<u>920,440</u>	<u>920,440</u>	<u>1,029,174</u>	<u>108,734</u>
Fund balances, end of year	<u>\$ 1,495,112</u>	<u>\$ 1,495,112</u>	<u>\$ 1,670,051</u>	<u>\$ 174,939</u>
Adjustment of budgetary basis to GAAP basis net change in fund balances			\$ 640,877	
The City budgets certain revenues on the cash basis, rather than on the modified accrual basis.			538	
The City budgets for certain other expenditures on the cash basis, rather than on the modified accrual basis			1,036	
Adjusted net change in fund balance - GAAP basis			<u>\$ 642,451</u>	

City of Flagstaff, Arizona
Water Resource & Infrastructure Protection Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2022

	Budget		Actual Amounts Budgetary Basis	Variance with Final Budget
	Original	Final		
Revenues:				
Grants and entitlements	\$ -	\$ -	\$ 9,618	\$ 9,618
Charges for services	1,228,220	1,228,220	1,203,519	(24,701)
Investment earnings	3,000	3,000	5,416	2,416
Total revenues	<u>1,231,220</u>	<u>1,231,220</u>	<u>1,218,553</u>	<u>(12,667)</u>
Expenditures:				
Current:				
Public safety	945,479	945,479	660,782	284,697
Total expenditures	<u>945,479</u>	<u>945,479</u>	<u>660,782</u>	<u>284,697</u>
Excess (deficiency) of revenues over (under) expenditures	<u>285,741</u>	<u>285,741</u>	<u>557,771</u>	<u>272,030</u>
Other Financing Sources (Uses):				
Transfers out	(183,958)	(183,958)	(183,908)	50
Total other financing sources (uses)	<u>(183,958)</u>	<u>(183,958)</u>	<u>(183,908)</u>	<u>50</u>
Net change in fund balances	<u>101,783</u>	<u>101,783</u>	<u>373,863</u>	<u>272,080</u>
Fund balances, beginning of year	<u>563,299</u>	<u>563,299</u>	<u>815,064</u>	<u>251,765</u>
Fund balances, end of year	<u>\$ 665,082</u>	<u>\$ 665,082</u>	<u>\$ 1,188,927</u>	<u>\$ 523,845</u>
Adjustment of budgetary basis to GAAP basis net change in fund balances			\$ 373,863	
The City budgets for certain other expenditures on the cash basis, rather than on the modified accrual basis			1,370	
Adjusted net change in fund balance - GAAP basis			<u>\$ 375,233</u>	

City of Flagstaff, Arizona
General Obligation Bond Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2022

	Budget		Actual Amounts Budgetary Basis	Variance with Final Budget
	Original	Final		
Expenditures:				
Debt service:				
Principal retirement	\$ 5,783,118	\$ 5,783,118	\$ 5,783,117	\$ 1
Interest and other charges	1,605,284	1,605,284	1,565,832	39,452
Total expenditures	<u>7,388,402</u>	<u>7,388,402</u>	<u>7,348,949</u>	<u>39,453</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(7,388,402)</u>	<u>(7,388,402)</u>	<u>(7,348,949)</u>	<u>39,453</u>
Other Financing Sources (Uses):				
Transfers in	7,388,402	7,388,402	7,348,949	(39,453)
Total other financing sources (uses)	<u>7,388,402</u>	<u>7,388,402</u>	<u>7,348,949</u>	<u>(39,453)</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances, beginning of year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances, end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

City of Flagstaff, Arizona
Secondary Property Tax Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2022

	Budget		Actual Amounts Budgetary Basis	Variance with Final Budget
	Original	Final		
Revenues:				
Taxes	\$ 7,835,974	\$ 7,835,974	\$ 7,803,477	\$ (32,497)
Investment earnings	36,000	36,000	18,175	(17,825)
Total revenues	7,871,974	7,871,974	7,821,652	(50,322)
Expenditures:				
Total expenditures	-	-	-	-
Excess (deficiency) of revenues over expenditures	7,871,974	7,871,974	7,821,652	(50,322)
Other Financing Sources (Uses):				
Transfers out	(7,388,402)	(7,388,402)	(7,348,949)	39,453
Total other financing sources (uses)	(7,388,402)	(7,388,402)	(7,348,949)	39,453
Net change in fund balances	483,572	483,572	472,703	(10,869)
Fund balances, beginning of year	7,274,913	7,274,913	7,249,591	(25,322)
Fund balances, end of year	\$ 7,758,485	\$ 7,758,485	\$ 7,722,294	\$ (36,191)

City of Flagstaff, Arizona
Pension Bond Fund
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2022

	Budget		Actual Amounts Budgetary Basis	Variance with Final Budget
	Original	Final		
Revenues:				
Investment earnings	\$ 71,000	\$ 71,000	\$ 27,263	\$ (43,737)
Total revenues	71,000	71,000	27,263	(43,737)
Expenditures:				
Debt service:				
Principal retirement	6,245,000	6,245,000	6,245,000	-
Interest and other charges	2,952,890	2,952,890	2,950,390	2,500
Total expenditures	9,197,890	9,197,890	9,195,390	2,500
Excess (deficiency) of revenues over (under) expenditures	(9,126,890)	(9,126,890)	(9,168,127)	(41,237)
Other Financing Sources (Uses):				
Transfers in	9,197,890	9,197,890	9,195,390	(2,500)
Total other financing sources (uses)	9,197,890	9,197,890	9,195,390	(2,500)
Net change in fund balances	71,000	71,000	27,263	(43,737)
Fund balances, beginning of year	14,239,000	14,239,000	14,252,384	13,384
Fund balances, end of year	\$ 14,310,000	\$ 14,310,000	\$ 14,279,647	\$ (30,353)

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

City of Flagstaff, Arizona
Capital Projects Bond Construction
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Year Ended June 30, 2022

	Budget		Actual Amounts Budgetary Basis	Variance with Final Budget
	Original	Final		
Revenues:				
Grants and entitlements	\$ 601,676	\$ 601,676	\$ 547,690	\$ (53,986)
Investment earnings	-	-	5,505	5,505
Miscellaneous	2,000,000	2,000,000	2,500	(1,997,500)
Total revenues	2,601,676	2,601,676	555,695	(2,045,981)
Expenditures:				
Current:				
General government	3,368,104	3,368,104	1,087,029	2,281,075
Economic and physical development	-	-	10,913	(10,913)
Capital outlay	36,624,441	36,624,441	570,727	36,053,714
Total expenditures	39,992,545	39,992,545	1,668,669	38,323,876
Excess (deficiency) of revenues over (under) expenditures	(37,390,869)	(37,390,869)	(1,112,974)	36,277,895
Other Financing Sources (Uses):				
Loan issuance	27,900,000	27,900,000	84,282	(27,815,718)
Transfers in	4,218,482	4,218,482	2,075,124	(2,143,358)
Total other financing sources (uses)	32,118,482	32,118,482	2,159,406	(29,959,076)
Net change in fund balances	(5,272,387)	(5,272,387)	1,046,432	6,318,819
Fund balances, beginning of year	5,272,387	5,272,387	2,270,089	(3,002,298)
Fund balances, end of year	\$ -	\$ -	\$ 3,316,521	\$ 3,316,521

City of Flagstaff, Arizona
Financial Data Submission Summary
Net Position Accounts
Year Ended June 30, 2022

	Public Housing 14.850 & 14.872	Public Housing CARES Act 14.PHC	Mainstream CARES Act 14.MSC	Business Activities	Housing Choice Vouchers 14.871
Assets:					
Current Assets:					
Cash:					
Cash - Unrestricted	\$ 1,562,984	\$ -	\$ -	\$ 92,517	\$ 419,774
Cash - Other Restricted	-	-	72,198	-	-
Cash - Tenant Security Deposits	74,319	-	-	-	-
Cash - Restricted - Payment of Current Liabilities	-	-	-	-	65
Total Cash	1,637,303	-	72,198	92,517	419,839
Accounts Receivables:					
Accounts Receivable - PHA Projects	-	-	-	-	-
Accounts Receivable - HUD Other Projects	53,588	-	-	-	-
Accounts Receivable - Other Government	-	-	-	-	-
Accounts Receivable - Miscellaneous	16,812	-	-	52,302	12,902
Accounts Receivable - Tenants	39,001	-	-	-	1,250
Allowance for Doubtful Accounts - Tenants	(23,062)	-	-	-	-
Allowance for Doubtful Accounts - Other	-	-	-	-	-
Fraud Recovery	38,243	-	-	-	9,862
Allowance for Doubtful Accounts - Fraud	(38,243)	-	-	-	(9,508)
Accrued Interest Receivable	-	-	-	-	-
Total Receivables, Net	86,339	-	-	52,302	14,506
Current investments					
Investments - Unrestricted	-	-	-	-	-
Investments - Restricted	-	-	-	-	-
Investments - Restricted for Payment of Current Liability	-	-	-	-	-
Prepaid Expenses and Other Assets	66,061	-	-	2,169	5,359
Inventories	-	-	-	-	-
Allowance for Obsolete Inventories	-	-	-	-	-
Inter Program Due From	2,688	-	-	28,028	12,508
Assets Held for Sale	-	-	-	-	-
Total Current Assets	1,792,391	-	72,198	175,016	452,212
Noncurrent Assets:					
Capital Assets:					
Land	921,950	-	-	-	-
Buildings	11,715,382	-	-	-	-
Furniture, Equipment & Machinery - Dwellings	1,008,350	-	-	-	-
Furniture, Equipment & Machinery - Administration	511,526	-	-	-	-
Leasehold Improvements	-	-	-	-	-
Accumulated Depreciation	(9,658,791)	-	-	-	-
Construction in Progress	-	-	-	-	-
Total Capital Assets, Net	4,498,417	-	-	-	-
Notes receivable - Noncurrent	-	-	-	-	-
Other Assets	-	-	-	-	-
Total Non-Current Assets	4,498,417	-	-	-	-
Deferred Outflow of Resources	252,988	-	-	89,565	64,626
Total Assets and Deferred Outflow of Resources	\$ 6,543,796	\$ -	\$ 72,198	\$ 264,581	\$ 516,838

HCV CARES Act 14.HCC	Emergency Housing Voucher 14.EHV	Moderate Rehabilitation 14.856	Elimination	Total
\$ -	\$ 4,284	\$ 17,446	\$ -	\$ 2,097,005
-	59,397	-	-	131,595
-	-	-	-	74,319
-	-	-	-	65
-	63,681	17,446	-	2,302,984
-	-	-	-	-
-	-	1,010	-	54,598
-	-	-	-	-
-	1	-	-	82,017
-	-	-	-	40,251
-	-	-	-	(23,062)
-	-	-	-	-
-	-	-	-	48,105
-	-	-	-	(47,751)
-	-	-	-	-
-	1	1,010	-	154,158
-	-	-	-	-
-	-	-	-	-
-	-	-	-	73,589
-	-	-	-	-
-	-	-	(43,224)	-
-	-	-	-	-
-	63,682	18,456	(43,224)	2,530,731
-	-	-	-	921,950
-	-	-	-	11,715,382
-	-	-	-	1,008,350
-	-	-	-	511,526
-	-	-	-	-
-	-	-	-	(9,658,791)
-	-	-	-	-
-	-	-	-	4,498,417
-	-	-	-	-
-	-	-	-	-
-	-	-	-	4,498,417
-	-	-	-	407,179
\$ -	\$ 63,682	\$ 18,456	\$ (43,224)	\$ 7,436,327

(continued)

City of Flagstaff, Arizona
Financial Data Submission Summary
Net Position Accounts
Year Ended June 30, 2022

	Public Housing 14.850 & 14.872	Public Housing CARES Act 14.PHC	Mainstream CARES Act 14.MSC	Business Activities	Housing Choice Vouchers 14.871
Liabilities and Net Position:					
Liabilities:					
Current Liabilities:					
Bank Overdraft	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Payable <= 90 Days	113,800	-	616	9,379	18,566
Accrued Wage/Payroll Taxes Payable	64,815	-	771	11,204	12,154
Accrued Compensated Absences	31,309	-	-	-	9,467
Accrued Contingency Liability	-	-	-	-	-
Accrued Interest Payable	-	-	-	-	-
Accounts Payable - HUD PHA Programs	-	-	-	-	5,043
Account Payable - PHA Projects	-	-	-	-	-
Accounts Payable - Other Government	103,834	-	-	-	-
Tenant Security Deposits	74,319	-	-	-	-
Unearned Revenues	21,418	-	-	-	-
Current Portion of L-T Debt - Capital	-	-	-	-	-
Current Portion of L-T Debt - Operating	-	-	-	-	-
Other Current Liabilities	-	-	-	-	-
Accrued Liabilities - Other	-	-	-	-	-
Inter Program - Due To	26,268	-	12,508	-	3,920
Total Current Liabilities	435,763	-	13,895	20,583	49,150
Noncurrent Liabilities					
Long-term Debt, Net of Current - Capital	-	-	-	-	-
Long-term Debt, Net of Current - Operating	-	-	-	-	-
Non-current Liabilities - Other	-	-	-	-	-
Accrued Compensated Absences	48,063	-	-	-	7,904
Accrued Pension and OPEB Liabilities	1,092,001	-	-	333,143	111,815
Total Non-Current Liabilities	1,140,064	-	-	333,143	119,719
Total Liabilities	1,575,827	-	13,895	353,726	168,869
Deferred Inflow of Resources	330,286	-	-	98,699	84,784
Net Position:					
Net Investment in Capital Assets	4,498,417	-	-	-	-
Restricted Net Position	-	-	72,198	-	-
Unrestricted Net Position	139,266	-	(13,895)	(187,844)	263,185
Total Equity/Net Position	4,637,683	-	58,303	(187,844)	263,185
Total Liabilities, Deferred Inflows of Resources and Equity/ Net Position	\$ 6,543,796	\$ -	\$ 72,198	\$ 264,581	\$ 516,838

HCV CARES Act 14.HCC	Emergency Housing Voucher 14.EHV	Moderate Rehabilitation 14.856	Elimination	Total
\$ -	\$ -	\$ -	\$ -	\$ -
-	9,013	-	-	151,374
-	3,312	-	-	92,256
-	-	-	-	40,776
-	-	-	-	-
-	-	-	-	-
-	-	9,429	-	14,472
-	-	-	-	-
-	-	-	-	103,834
-	-	-	-	74,319
-	-	-	-	21,418
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	47	481	(43,224)	-
-	12,372	9,910	(43,224)	498,449
-	-	-	-	-
-	-	-	-	-
-	-	-	-	55,967
-	-	-	-	1,536,959
-	-	-	-	1,592,926
-	12,372	9,910	(43,224)	2,091,375
-	-	-	-	513,769
-	-	-	-	4,498,417
-	59,397	-	-	131,595
-	(8,087)	8,546	-	201,171
-	51,310	8,546	-	4,831,183
\$ -	\$ 63,682	\$ 18,456	\$ (43,224)	\$ 7,436,327

(concluded)

City of Flagstaff, Arizona
Financial Data Submission Summary
Revenue, Expense, and Changes in Fund Net Position Accounts
Year Ended June 30, 2022

	Public Housing 14.850 & 14.872	Public Housing CARES Act 14.PHC	Mainstream CARES Act 14.MSC	Business Activities	Housing Choice Vouchers 14.871
Revenues:					
Net Tenant Rental Revenue	\$ 1,468,405	\$ -	\$ -	\$ -	\$ -
Tenant Revenue - Other	7,277	-	-	-	-
Total Tenant Revenue	1,475,682	-	-	-	-
HUD PHA Operating Grants	845,809	-	16,151	-	4,609,860
Capital Grants	722,097	-	-	-	-
Management Fee	-	-	-	-	-
Asset Management Fee	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-
Front Line Service Fee	-	-	-	-	-
Other Fees	-	-	-	-	-
Other Government Grants	-	-	-	-	-
Investment Income - Unrestricted	2,880	-	-	-	1,214
Mortgage Interest Income	-	-	-	-	-
Proceeds -Disposition of Assets Held for Sale	-	-	-	-	-
Cost of Sale of Assets	-	-	-	-	-
Fraud Recovery	48,312	-	-	-	17,548
Other Revenue	2,252	-	-	320,125	461,257
Gain or Loss on Sale of Capital Assets	500	-	-	-	-
Investment Income - Restricted	-	-	-	-	-
Total Revenue	3,097,532	-	16,151	320,125	5,089,879
Expenses:					
Administrative					
Administrative Salaries	428,174	-	5,816	134,727	262,829
Auditing Fees	-	-	-	-	-
Management Fee	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-
Advertising and Marketing	1,357	-	-	433	1,759
Employee Benefit - Administrative	(207,541)	-	2,060	(60,295)	(82,484)
Office Expenses	72,539	-	6,349	14,069	56,358
Legal Expense	2,347	-	-	-	-
Travel	7,981	-	-	1,463	3,739
Allocated Overhead	-	-	-	-	-
Other	3,990	-	-	712	(135)
Total Administrative	308,847	-	14,225	91,109	242,066
Tenant Services					
Asset Management Fee	-	-	-	-	-
Tenant Services - Salaries	-	-	-	-	-
Relocation Costs	-	-	-	-	-
Employee Benefit - Tenant Services	-	-	-	-	-
Tenant Services - Other	-	-	-	-	170
Total Tenant Services	-	-	-	-	170

HCV CARES Act 14.HCC	Emergency Housing Voucher 14.EHV	Moderate Rehabilitation 14.856	Elimination	Total
\$ -	\$ -	\$ -	\$ -	\$ 1,468,405
-	-	-	-	7,277
-	-	-	-	1,475,682
-	185,742	92,229	-	5,749,791
-	-	-	-	722,097
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	4,094
-	-	-	-	-
-	-	-	-	-
-	-	-	-	65,860
-	8,411	-	-	792,045
-	-	-	-	500
-	-	-	-	-
-	194,153	92,229	-	8,810,069
-	36,787	-	-	868,333
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	3,549
-	12,646	-	-	(335,614)
-	6,104	-	-	155,419
-	-	-	-	2,347
-	-	-	-	13,183
-	-	-	-	-
-	-	12,590	-	17,157
-	55,537	12,590	-	724,374
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	22,394	-	-	22,564
-	22,394	-	-	22,564

(continued)

City of Flagstaff, Arizona
Financial Data Submission Summary
Revenue, Expense, and Changes in Fund Net Position Accounts
Year Ended June 30, 2022

	Public Housing 14.850 & 14.872	Public Housing CARES Act 14.PHC	Mainstream CARES Act 14.MSC	Business Activities	Housing Choice Vouchers 14.871
Utilities					
Water	176,586	-	-	-	-
Electricity	21,337	-	-	1,160	-
Gas	121,691	-	-	-	-
Fuel	-	-	-	-	-
Labor	-	-	-	-	-
Sewer	88,629	-	-	-	-
Employee Benefit - Utilities	-	-	-	-	-
Other Utilities Expense	-	-	-	-	-
Total Utilities	408,243	-	-	1,160	-
Ordinary Maintenance and Operations					
Labor	493,964	-	-	77,530	-
Materials and Other	57,555	-	-	2,865	-
Ordinary Maintenance and Operations Contracts	138,940	-	-	1,374	-
Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-
Total Maintenance	690,459	-	-	81,769	-
Protective Services					
Protective Services - Labor	-	-	-	-	-
Protective Services - Other Contract Costs	26,521	-	-	3,479	-
Protective Services - Other	-	-	-	-	-
Employee Benefit - Protective Services	-	-	-	-	-
Total Protective Services	26,521	-	-	3,479	-
General Expense					
Property Insurance	33,155	-	-	-	(17)
Liability Insurance	22,333	-	-	-	2,679
Workmen's Compensation	7,772	-	54	2,400	1,895
All Other Insurance	3,640	-	-	-	4,310
Total insurance Premiums	66,900	-	54	2,400	8,867
Other General Expenses	2,027	-	-	749	5,330
Compensated Absences	-	-	-	-	-
Payments in Lieu of Taxes	103,834	-	-	-	-
Bad debt - Tenant Rents	10,660	-	-	-	(2,229)
Bad debt - Mortgages	-	-	-	-	-
Bad debt - Other	-	-	-	-	1,250
Severance Expense	-	-	-	-	-
Total General Expenses	116,521	-	-	749	4,351
Financial Expenses					
Interest Expense - Mortgage Payable	-	-	-	-	-
Interest on Notes Payable (Short & Long Term)	-	-	-	-	-
Amortization of Bond Issue Costs	-	-	-	-	-
Total Financial Expenses	-	-	-	-	-
Total Operating Expenses	1,617,491	-	14,279	180,666	255,454
Excess of Operating Revenue over Operating Expenses	1,480,041	-	1,872	139,459	4,834,425

HCV CARES Act 14.HCC	Emergency Housing Voucher 14.EHV	Moderate Rehabilitation 14.856	Elimination	Total
-	-	-	-	176,586
-	-	-	-	22,497
-	-	-	-	121,691
-	-	-	-	-
-	-	-	-	-
-	-	-	-	88,629
-	-	-	-	-
-	-	-	-	-
-	-	-	-	409,403
-	-	-	-	-
-	-	-	-	571,494
-	-	-	-	60,420
-	-	-	-	140,314
-	-	-	-	-
-	-	-	-	772,228
-	-	-	-	-
-	-	-	-	-
-	-	-	-	30,000
-	-	-	-	-
-	-	-	-	-
-	-	-	-	30,000
-	-	-	-	-
-	-	-	-	33,138
-	-	-	-	25,012
-	437	-	-	12,558
-	-	-	-	7,950
-	437	-	-	78,658
-	-	-	-	8,106
-	-	-	-	-
-	-	-	-	103,834
-	-	-	-	8,431
-	-	-	-	-
-	-	-	-	1,250
-	-	-	-	-
-	-	-	-	121,621
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	78,368	12,590	-	2,158,848
-	115,785	79,639	-	6,651,221

(continued)

City of Flagstaff, Arizona
Financial Data Submission Summary
Revenue, Expense, and Changes in Fund Net Position Accounts
Year Ended June 30, 2022

	Public Housing 14.850 & 14.872	Public Housing CARES Act 14.PHC	Mainstream CARES Act 14.MSC	Business Activities	Housing Choice Vouchers 14.871
Other Expenses					
Extraordinary Maintenance	30,730	-	-	-	-
Casualty Losses - Non-capitalized	-	-	-	-	-
Housing Assistance Payments	-	-	40,272	-	4,316,228
HAP Portability-In	-	-	-	-	429,148
Depreciation Expense	447,046	-	-	-	-
Fraud Losses	18,413	-	-	-	-
Capital Outlays - Governmental Funds	-	-	-	-	-
Debt Principal Payment - Governmental Funds	-	-	-	-	-
Dwelling Units Rent Expense	-	-	-	-	-
Total Other Expense	496,189	-	40,272	-	4,745,376
 Total Expenses	 2,113,680	 -	 54,551	 180,666	 5,000,830
Other Financing Sources (Uses)					
Operating Transfer In	135,000	-	-	-	-
Operating Transfer Out	(135,000)	-	-	-	-
Operating Transfers from/to Primary Government	-	-	-	-	-
Operating Transfers from/to Component Unit	-	-	-	-	-
Proceeds from Notes, Loans and Bonds	-	-	-	-	-
Proceeds from Property Sales	-	-	-	-	-
Extraordinary Items, Net Gain/Loss	-	-	-	-	-
Special Items (Net Gain/Loss)	-	-	-	-	-
Inter Project Excess Cash Transfer In	-	-	-	-	-
Inter Project Excess Cash Transfer Out	-	-	-	-	-
Transfers between Program and Project - In	-	-	-	-	-
Transfers between Project and Program - Out	-	-	-	-	-
Transfer of Funds	-	-	-	-	-
Transfer of Equity	-	-	-	-	-
Prior Period Adjustments	-	-	-	-	-
Total Other financing Sources (Uses)	-	-	-	-	-
Excess (Deficiency) of Total Revenue Over (Under)					
Total Expenses	983,852	-	(38,400)	139,459	89,049
Beginning Net Position	3,653,831	-	96,703	(327,303)	174,136
Required Annual Debt Principal Payments	-	-	-	-	-
Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-
Changes in Compensated Absence Balance	-	-	-	-	-
Changes in Contingent Liability Balance	-	-	-	-	-
Changes in Unrecognized Pension Transition Liability	-	-	-	-	-
Changes in Special Term/Severance Benefits Liability	-	-	-	-	-
Changes in Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-
Changes in Allowance for Doubtful Accounts - Other	-	-	-	-	-
Ending Net Position	\$ 4,637,683	\$ -	\$ 58,303	\$ (187,844)	\$ 263,185

City of Flagstaff, Arizona
Financial Data Submission Summary
Revenue, Expense, and Changes in Fund Net Position Accounts
Year Ended June 30, 2022

	Public Housing 14.850 & 14.872	Public Housing CARES Act 14.PHC	Mainstream CARES Act 14.MSC	Business Activities	Housing Choice Vouchers 14.871
Administrative Fee Equity	\$ -	\$ -	\$ -	\$ -	\$ 297,484
Housing Assistance Payments Equity	-	-	-	-	(34,299)
Unit Months Available	3,180	-	-	-	5,268
Number of Unit Months Leased	3,138	-	-	-	4,943
Excess Cash	1,161,553	-	-	-	-
Land Purchases	224,741	-	-	-	-
Building Purchases	497,356	-	-	-	-
Furniture & Equipment - Dwelling Purchases	-	-	-	-	-
Furniture & Equipment - Administrative Purchases	-	-	-	-	-
Leasehold Improvements Purchases	-	-	-	-	-
Infrastructure Purchases	-	-	-	-	-
CFFP Debt Service Payments	-	-	-	-	-
Replacement Housing Factor Funds	-	-	-	-	-

HCV CARES Act 14.HCC	Emergency Housing Voucher 14.EHV	Moderate Rehabilitation 14.856	Elimination	Total
\$ -	\$ -	\$ -	\$ -	\$ 297,484
-	-	-	-	(34,299)
348	200	144	-	9,140
55	55	127	-	8,318
-	-	-	-	1,161,553
-	-	-	-	224,741
-	-	-	-	497,356
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

City of Flagstaff, Arizona
Financial Data Submission Summary
Revenue, Expense, and Changes in Fund Net Position Accounts
Public Housing - Consolidated
Year Ended June 30, 2022

	Operating Fund Program	Capital Fund Grants	Other Project Total
Revenues:			
Net Tenant Rental Revenue	\$ 1,468,405	\$ -	\$ 1,468,405
Tenant Revenue - Other	7,277	-	7,277
Total Tenant Revenue	1,475,682	-	1,475,682
HUD PHA Operating Grants	636,267	209,542	845,809
Capital Grants	-	722,097	722,097
Management Fee	-	-	-
Asset Management Fee	-	-	-
Bookkeeping Fee	-	-	-
Front Line Service Fee	-	-	-
Other Fees	-	-	-
Other Government Grants	-	-	-
Investment Income - Unrestricted	2,880	-	2,880
Mortgage Interest Income	-	-	-
Fraud Recovery	48,312	-	48,312
Other Revenue	2,252	-	2,252
Gain or Loss on Sale of Capital Assets	500	-	500
Investment Income - Restricted	-	-	-
Total Revenue	2,165,893	931,639	3,097,532
Expenses:			
Administrative			
Administrative Salaries	379,460	48,714	428,174
Auditing Fees	-	-	-
Management Fee	-	-	-
Bookkeeping Fee	-	-	-
Advertising and Marketing	1,357	-	1,357
Employee Benefit - Administrative	(217,245)	9,704	(207,541)
Office Expenses	72,539	-	72,539
Legal Expense	2,347	-	2,347
Travel	5,601	2,380	7,981
Allocated Overhead	-	-	-
Other	3,990	-	3,990
Total Administrative	248,049	60,798	308,847
Tenant Services			
Tenant Services - Salaries	-	-	-
Relocation Costs	-	-	-
Employee Benefit - Tenant Services	-	-	-
Tenant Services - Other	-	-	-
Total Tenant Services	-	-	-
Utilities			
Water	176,586	-	176,586
Electricity	21,337	-	21,337
Gas	121,691	-	121,691
Sewer	88,629	-	88,629
Employee Benefit - Utilities	-	-	-
Other Utilities Expense	-	-	-
Total Utilities	408,243	-	408,243

(continued)

City of Flagstaff, Arizona
Financial Data Submission Summary
Revenue, Expense, and Changes in Fund Net Position Accounts
Public Housing - Consolidated
Year Ended June 30, 2022

	Operating Fund Program	Capital Fund Grants	Other Project Total
Ordinary Maintenance and Operations			
Labor	492,477	1,487	493,964
Materials and Other	57,555	-	57,555
Contracts	132,455	6,485	138,940
Employee Benefit Contributions	-	-	-
Total Maintenance	<u>682,487</u>	<u>7,972</u>	<u>690,459</u>
Protective Services			
Protective Services - Labor	-	-	-
Protective Services - Other Contract Costs	26,521	-	26,521
Protective Services - Other	-	-	-
Employee Benefit - Protective Services	-	-	-
Total Protective Services	<u>26,521</u>	<u>-</u>	<u>26,521</u>
General Expense			
Property Insurance	33,155	-	33,155
Liability Insurance	22,333	-	22,333
Workmen's Compensation	7,230	542	7,772
All Other Insurance	3,640	-	3,640
Total insurance Premiums	<u>66,358</u>	<u>542</u>	<u>66,900</u>
Other General Expenses	2,027	-	2,027
Compensated Absences	-	-	-
Payments in Lieu of Taxes	103,834	-	103,834
Bad debt - Tenant Rents	10,660	-	10,660
Bad debt - Mortgages	-	-	-
Bad debt - Other	-	-	-
Severance Expense	-	-	-
Total Other General Expenses	<u>116,521</u>	<u>-</u>	<u>116,521</u>
Financial Expenses			
Interest Expense - Mortgage Payable	-	-	-
Amortization of Bond Issue Costs	-	-	-
Total Financial Expenses	<u>-</u>	<u>-</u>	<u>-</u>
Total Operating Expenses	<u>1,548,179</u>	<u>69,312</u>	<u>1,617,491</u>
Excess of Operating Revenue over Operating Expenses	<u>617,714</u>	<u>862,327</u>	<u>1,480,041</u>
Other Expenses			
Extraordinary Maintenance	25,500	5,230	30,730
Casualty Losses - Non-capitalized	-	-	-
Housing Assistance Payments	-	-	-
HAP Portability-In	-	-	-
Depreciation Expense	447,046	-	447,046
Fraud Losses	18,413	-	18,413
Total Other Expense	<u>490,959</u>	<u>5,230</u>	<u>496,189</u>
Total Expenses	<u>2,039,138</u>	<u>74,542</u>	<u>2,113,680</u>

(continued)

City of Flagstaff, Arizona
Financial Data Submission Summary
Revenue, Expense, and Changes in Fund Net Position Accounts
Public Housing - Consolidated
Year Ended June 30, 2022

	Operating Fund Program	Capital Fund Grants	Other Project Total
Other Financing Sources (Uses)			
Operating Transfer In	135,000	-	135,000
Operating transfer Out	-	(135,000)	(135,000)
Operating Transfers from/to Primary Government	-	-	-
Operating Transfers from/to Component Unit	-	-	-
Proceeds from Notes, Loans and Bonds	-	-	-
Proceeds from Property Sales	-	-	-
Extraordinary Items, Net Gain/Loss	-	-	-
Special Items (Net Gain/Loss)	-	-	-
Inter Project Excess Cash Transfer In	-	-	-
Inter Project Excess Cash Transfer Out	-	-	-
Transfers between Program and Project - In	-	-	-
Transfers between Project and Program - Out	-	-	-
Transfer of Funds	-	-	-
Transfer of Equity	-	-	-
Prior Period Adjustments	-	-	-
Total Other financing Sources (Uses)	<u>135,000</u>	<u>(135,000)</u>	<u>-</u>
Excess (Deficiency) of Total Revenue Over (Under)			
Total Expenses	<u>261,755</u>	<u>722,097</u>	<u>983,852</u>
Beginning Net Position	<u>3,653,831</u>	<u>-</u>	<u>3,653,831</u>
Required Annual Debt Principal Payments	-	-	-
Prior Period Adjustments, Equity Transfers and Correction of Errors	722,097	(722,097)	-
Changes in Compensated Absence Balance	-	-	-
Changes in Contingent Liability Balance	-	-	-
Changes in Unrecognized Pension Transition Liability	-	-	-
Changes in Special Term/Severance Benefits Liability	-	-	-
Changes in Allowance for Doubtful Accounts - Dwelling Rents	-	-	-
Changes in Allowance for Doubtful Accounts - Other	-	-	-
Ending Net Position	<u>\$ 4,637,683</u>	<u>\$ -</u>	<u>\$ 4,637,683</u>
Administrative Fee Equity	\$ -	\$ -	\$ -
Housing Assistance Payments Equity	-	-	-
Unit Months Available	3,180	-	3,180
Number of Unit Months Leased	3,138	-	3,138
Excess Cash	1,161,553	-	1,161,553
Land Purchases	-	224,741	224,741
Building Purchases	-	497,356	497,356
Furniture & Equipment - Dwelling Purchases	-	-	-
Furniture & Equipment - Administrative Purchases	-	-	-
Leasehold Improvements Purchases	-	-	-
Infrastructure Purchases	-	-	-
CFFP Debt Service Payments	-	-	-
Replacement Housing Factor Funds	-	-	-

(concluded)

Statistical Section

This part of the City of Flagstaff's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the city's overall financial health.

<u>Contents:</u>	<u>Page</u>
Financial Trends	144
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	
Revenue Capacity	150
These schedules contain information to help the reader assess the City's most significant local revenue source, sales tax.	
Debt Capacity	153
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	
Demographic and Economic Information	167
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	
Operating Information	170
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

Schedule 1
City of Flagstaff
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	2012-2013	2013-2014	2014-2015 ⁽¹⁾	2015-2016	2016-2017	2017-2018 ⁽²⁾	2018-2019	2019-2020	2020-2021	2021-2022
Governmental activities										
Net investment in capital assets	\$ 222,690,985	\$ 227,347,151	\$ 230,658,509	\$ 246,897,365	\$245,638,486	\$251,337,203	\$262,523,967	\$275,765,434	\$291,276,562	\$302,991,379
Restricted	43,856,244	43,761,156	53,192,347	60,981,953	86,071,589	86,287,362	81,804,376	90,040,134	115,107,926	168,106,887
Unrestricted	32,288,032	37,176,483	(65,530,075)	(72,922,639)	(92,822,132)	(91,938,637)	(91,237,974)	(84,540,350)	(94,523,757)	(109,783,078)
Total governmental activities net position	\$ 298,835,261	\$ 308,284,790	\$ 218,320,781	\$ 234,956,679	\$ 238,887,943	\$245,685,928	\$253,090,369	\$281,265,218	\$ 311,860,731	\$361,315,188
Business-type activities										
Net investment in capital assets	\$ 304,560,897	\$ 310,552,949	\$ 311,963,433	\$ 311,644,865	\$ 317,301,221	\$ 327,068,826	\$ 320,224,485	\$ 326,373,816	\$ 349,763,437	\$ 351,090,227
Restricted	2,694,262	2,492,562	2,664,263	2,903,553	3,142,245	-	-	-	123,252	1,523,968
Unrestricted	29,195,853	31,128,319	18,390,515	20,537,654	26,426,890	24,117,982	37,550,330	41,842,104	37,896,424	46,701,183
Total business-type activities and net position	\$ 336,451,012	\$ 344,173,830	\$ 333,018,211	\$ 335,086,072	\$ 346,870,356	\$ 351,186,808	\$ 357,774,815	\$ 368,215,920	\$ 387,783,113	\$ 399,315,378
Primary government										
Net investment in capital assets	\$ 527,251,882	\$ 537,900,100	\$ 542,621,942	\$ 558,542,230	\$ 562,939,707	\$ 578,406,029	\$ 582,748,452	\$ 602,139,250	\$ 641,039,999	\$ 654,081,606
Restricted	46,550,506	46,253,718	55,856,610	63,885,506	89,213,834	86,287,362	81,804,376	90,040,134	115,231,178	169,630,855
Unrestricted	61,483,885	68,304,802	(47,139,560)	(52,384,985)	(66,395,242)	(67,820,655)	(53,687,644)	(42,698,246)	(56,627,333)	(63,081,895)
Total primary government net position	\$ 635,286,273	\$ 652,458,620	\$ 551,338,992	\$ 570,042,751	\$ 585,758,299	\$ 596,872,736	\$ 610,865,184	\$ 649,481,138	\$ 699,643,844	\$ 760,630,566

(1) In fiscal year 2014-2015, beginning net position was restated due to the implementation of GASB Statement No. 68

(2) In fiscal year 2017-2018, beginning net position was restated due to the implementation of GASB Statement No. 75

Source: Statement of Net Position prepared for the ACFR.

Schedule 2
City of Flagstaff
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Expenses										
Governmental activities:										
General government	\$ 10,442,808	\$ 10,732,510	\$ 17,625,846	\$ 17,210,187	\$ 19,320,158	\$ 20,893,077	\$ 20,428,990	\$ 18,404,198	\$ 17,978,407	\$ 21,949,232
Public safety	27,269,325	28,730,111	35,255,450	34,711,251	42,090,228	39,801,651	42,341,569	44,262,923	44,568,463	37,540,112
Public works	1,718,767	1,573,541	1,664,308	1,650,323	1,895,576	1,477,756	1,982,339	2,130,869	1,788,521	1,157,825
Economic and physical development	9,210,500	9,018,496	9,343,417	10,259,240	9,833,154	10,401,134	10,295,023	11,019,964	11,843,707	10,082,513
Culture and recreation	13,342,588	12,919,475	12,511,424	12,974,830	13,563,829	14,521,931	14,138,231	15,631,659	13,206,098	14,373,497
Highways and streets	15,431,985	17,698,346	18,174,944	13,059,212	15,849,094	16,992,461	19,316,189	17,417,183	19,486,590	18,787,236
Interest on long-term debt	2,902,196	2,946,685	2,944,000	2,295,418	2,743,633	2,623,267	2,163,451	2,076,671	4,009,038	4,738,717
Total governmental activities expense	<u>80,318,169</u>	<u>83,619,164</u>	<u>97,519,389</u>	<u>92,160,461</u>	<u>105,295,672</u>	<u>106,711,277</u>	<u>110,665,792</u>	<u>110,943,467</u>	<u>112,880,824</u>	<u>108,629,132</u>
Business-type activities:										
Water	22,568,661	24,366,128	14,307,902	14,674,337	15,454,108	15,173,129	16,152,593	18,421,251	18,668,402	18,450,588
Wastewater and reclaimed	-	-	10,879,594	10,490,816	11,150,309	11,055,308	10,992,004	10,045,850	10,554,029	9,239,327
Environmental	11,671,366	11,637,566	12,071,509	12,087,144	12,337,663	17,913,116	12,533,960	12,643,566	13,268,587	13,226,083
Airport	5,226,977	4,118,280	4,540,208	4,307,615	5,080,905	4,790,967	4,833,095	5,553,096	5,342,801	3,816,045
Housing authority	5,986,508	6,090,790	6,084,019	6,125,950	6,657,398	6,981,632	7,241,036	7,687,704	8,031,804	7,593,877
Stormwater	1,196,589	1,576,865	1,184,464	1,245,532	1,180,230	1,437,221	1,401,054	1,431,353	1,594,807	5,531,725
Total business-type activities expense	<u>46,650,101</u>	<u>47,789,629</u>	<u>49,067,696</u>	<u>48,931,394</u>	<u>51,860,613</u>	<u>57,351,373</u>	<u>53,153,742</u>	<u>55,782,820</u>	<u>57,460,430</u>	<u>57,857,645</u>
Total primary government expense	<u>\$ 126,968,270</u>	<u>\$ 131,408,793</u>	<u>\$ 146,587,085</u>	<u>\$ 141,091,855</u>	<u>\$ 157,156,285</u>	<u>\$ 164,062,650</u>	<u>\$ 163,819,534</u>	<u>\$ 166,726,287</u>	<u>\$ 170,341,254</u>	<u>\$ 166,486,777</u>
Program Revenues										
Governmental activities:										
Charges for services:										
General government	\$ 3,448,665	\$ 4,568,438	\$ 3,091,342	\$ 3,241,987	\$ 3,143,969	\$ 2,685,942	\$ 2,759,870	\$ 2,418,517	\$ 2,431,158	\$ 2,307,704
Public safety	1,491,842	628,038	879,755	647,910	832,352	888,558	885,484	665,670	2,134,346	2,321,251
Public works	1,611,306	1,215	520	605	740	940	6,160	1,198	135	-
Economic and physical development	52,386	903,233	2,329,258	3,767,060	3,785,805	4,334,694	4,284,343	6,152,909	6,560,474	7,018,630
Culture and recreation	1,507,855	1,656,628	1,605,120	1,633,338	1,785,874	1,845,794	1,754,950	1,264,523	413,078	1,071,489
Highways and streets	-	-	-	-	173,960	1,346,238	1,547,532	1,326,992	514,833	1,522,627
Operating grants and contributions	6,866,279	7,071,557	6,670,678	7,726,612	7,723,935	7,220,425	7,685,026	15,851,393	11,136,533	19,526,671
Capital grants and contributions	11,318,522	14,603,667	13,008,629	11,806,049	8,774,146	11,096,549	10,023,919	11,977,909	14,728,894	11,456,613
Total governmental activities program revenues	<u>26,296,855</u>	<u>29,432,776</u>	<u>27,585,302</u>	<u>28,823,561</u>	<u>26,220,781</u>	<u>29,419,140</u>	<u>28,947,284</u>	<u>39,659,111</u>	<u>37,919,451</u>	<u>45,224,985</u>
Business-type activities:										
Charges for services:										
Water	22,629,862	23,432,153	14,043,177	14,589,041	15,973,118	16,156,035	16,219,453	17,480,478	18,463,575	17,422,686
Wastewater and reclaimed	-	-	8,907,760	9,387,949	9,943,603	10,594,304	11,137,492	11,388,928	12,321,969	12,344,602
Environmental	12,000,124	12,490,237	12,646,619	12,760,747	13,047,045	12,891,528	12,674,791	12,863,428	14,231,558	15,528,266
Airport	1,486,247	1,504,703	1,528,202	1,603,852	1,503,945	1,624,593	1,741,470	1,641,859	1,549,584	2,547,919
Housing authority	994,123	974,184	1,027,945	1,455,715	1,605,422	1,824,876	2,025,923	2,220,494	2,344,871	2,333,587
Stormwater	1,455,405	1,465,522	1,466,347	1,495,296	1,598,913	2,109,364	2,704,123	4,383,791	4,413,157	4,456,851
Operating grants and contributions	4,884,129	4,051,236	4,742,685	4,775,797	4,953,619	4,806,729	5,359,352	6,826,998	8,368,732	9,120,361
Capital grants and contributions	6,622,143	7,835,529	4,749,158	4,339,777	13,162,230	10,117,475	4,523,132	6,000,761	11,476,527	3,996,971
Total business-type activities program revenues	<u>50,072,033</u>	<u>51,753,564</u>	<u>49,111,893</u>	<u>50,408,174</u>	<u>61,787,895</u>	<u>60,124,904</u>	<u>56,385,736</u>	<u>62,806,737</u>	<u>73,169,973</u>	<u>67,751,243</u>
Total primary government program revenues	<u>\$ 76,368,888</u>	<u>\$ 81,186,340</u>	<u>\$ 76,697,195</u>	<u>\$ 79,231,735</u>	<u>\$ 88,008,676</u>	<u>\$ 89,544,044</u>	<u>\$ 85,333,020</u>	<u>\$ 102,465,848</u>	<u>\$ 111,089,424</u>	<u>\$ 112,976,228</u>

Schedule 2 (continued)
City of Flagstaff
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Net (Expense)/Revenue										
Governmental activities	\$ (54,021,314)	\$ (54,186,388)	\$ (69,934,087)	\$ (63,336,900)	\$ (79,074,891)	\$ (77,292,137)	\$ (81,718,508)	\$ (71,284,356)	\$ (74,961,373)	\$ (63,404,147)
Business-type activities	3,421,932	3,963,935	44,197	1,476,780	9,927,282	2,773,531	3,231,994	7,023,917	15,709,543	9,893,598
Total primary government net expense	<u>\$ (50,599,382)</u>	<u>\$ (50,222,453)</u>	<u>\$ (69,889,890)</u>	<u>\$ (61,860,120)</u>	<u>\$ (69,147,609)</u>	<u>\$ (74,518,606)</u>	<u>\$ (78,486,514)</u>	<u>\$ (64,260,439)</u>	<u>\$ (59,251,830)</u>	<u>\$ (53,510,549)</u>
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Property taxes	\$ 11,821,650	\$ 11,044,817	\$ 11,211,038	\$ 11,339,774	\$ 11,674,553	\$ 12,482,546	\$ 13,541,400	\$ 14,100,719	\$ 14,358,593	\$ 14,943,139
Sales taxes	35,188,913	37,675,638	42,539,371	48,343,259	53,582,850	53,833,727	52,515,201	60,666,358	69,893,143	77,098,861
State shared sales taxes - unrestricted	14,630,891	15,666,968	16,683,665	17,080,154	18,139,582	19,024,571	19,400,339	20,664,280	23,958,572	25,466,219
Investment earnings	(396,124)	749,038	1,179,131	1,668,431	(447,324)	(477,888)	5,097,974	5,415,354	(564,917)	(5,379,619)
Miscellaneous	1,285,289	1,813,164	645,571	1,404,390	1,123,129	2,059,029	692,049	578,352	924,099	1,574,470
Gain on sale of capital assets	18,173	241,231	65,201	-	-	121,321	4,626	76,017	32,710	12,790
Contributions to permanent fund	23,935	18,700	16,821	15,470	6,950	8,490	26,460	17,590	19,910	23,000
Transfers in (out)	(817,761)	(2,908,700)	(1,407,710)	121,320	(1,073,585)	(1,240,613)	(2,155,100)	(2,059,465)	(3,065,224)	(880,256)
Total governmental activities	<u>61,754,966</u>	<u>64,300,856</u>	<u>70,933,088</u>	<u>79,972,798</u>	<u>83,006,155</u>	<u>85,811,183</u>	<u>89,122,949</u>	<u>99,459,205</u>	<u>105,556,886</u>	<u>112,858,604</u>
Business-type activities:										
Investment earnings	194,306	213,335	303,863	336,685	406,101	588,404	1,077,312	1,159,898	545,272	526,570
Miscellaneous	581,015	567,079	1,119,502	375,716	377,316	270,192	123,601	197,825	200,014	148,041
Gain (loss) on sale of capital assets	243,700	73,916	493,358	-	-	122,837	-	-	47,140	83,800
Transfers in (out)	817,761	2,908,700	1,407,710	(121,320)	1,073,585	1,240,613	2,155,100	2,059,465	3,065,224	880,256
Total business-type activities	<u>1,836,782</u>	<u>3,763,030</u>	<u>3,324,433</u>	<u>591,081</u>	<u>1,857,002</u>	<u>2,222,046</u>	<u>3,356,013</u>	<u>3,417,188</u>	<u>3,857,650</u>	<u>1,638,667</u>
Total primary government	<u>\$ 63,591,748</u>	<u>\$ 68,063,886</u>	<u>\$ 74,257,521</u>	<u>\$ 80,563,879</u>	<u>\$ 84,863,157</u>	<u>\$ 88,033,229</u>	<u>\$ 92,478,962</u>	<u>\$ 102,876,393</u>	<u>\$ 109,414,536</u>	<u>\$ 114,497,271</u>
Change in Net Position										
Governmental activities	\$ 7,733,652	\$ 10,114,468	\$ 999,001	\$ 16,635,898	\$ 3,931,264	\$ 8,519,046	\$ 7,404,441	\$ 28,174,849	\$ 30,595,513	\$ 49,454,457
Business-type activities	5,258,714	7,726,965	3,368,630	2,067,861	11,784,284	4,995,577	6,588,007	10,441,105	19,567,193	11,532,265
Total primary government	<u>\$ 12,992,366</u>	<u>\$ 17,841,433</u>	<u>\$ 4,367,631</u>	<u>\$ 18,703,759</u>	<u>\$ 15,715,548</u>	<u>\$ 13,514,623</u>	<u>\$ 13,992,448</u>	<u>\$ 38,615,954</u>	<u>\$ 50,162,706</u>	<u>\$ 60,986,722</u>

Source: From Statement of Activities prepared for ACFR.

Schedule 3
City of Flagstaff
Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
General Fund										
Nonspendable	\$ 390,882	\$ 440,644	\$ 323,792	\$ 335,134	\$ 342,576	\$ 371,817	\$ 265,682	\$ 252,089	\$350,993	\$ 3,277,832
Restricted	800,953	1,698,333	1,951,220	2,255,454	1,750,086	2,338,644	2,646,337	3,109,659	2,956,942	3,690,261
Committed	386,518	-	-	-	-	-	-	-	-	-
Assigned	7,335,230	8,063,998	8,192,178	8,903,561	8,011,051	6,879,808	5,527,570	4,936,669	4,954,453	5,379,329
Unassigned	19,410,597	21,559,814	23,153,900	27,425,564	30,361,068	27,458,215	31,212,732	44,386,623	56,817,489	62,880,985
Total general fund	<u>\$ 28,324,180</u>	<u>\$ 31,762,789</u>	<u>\$ 33,621,090</u>	<u>\$ 38,919,713</u>	<u>\$ 40,464,781</u>	<u>\$ 37,048,484</u>	<u>\$ 39,652,321</u>	<u>\$ 52,685,040</u>	<u>\$ 65,079,877</u>	<u>\$ 75,228,407</u>
All Other Governmental Funds										
Nonspendable	\$ 247,436	\$ 271,477	\$ 293,238	\$ 8,379,744	\$ 309,428	\$ 318,437	\$ 664,118	\$ 664,652	\$392,298	\$ 518,817
Restricted	42,466,792	48,320,324	51,003,624	47,948,587	81,723,554	82,267,232	78,490,415	86,291,252	110,475,662	132,668,193
Assigned	-	-	-	-	2,078,968	1,864,086	3,101,098	3,235,171	3,415,545	4,237,469
Unassigned	-	-	(282,178)	(2,934,084)	(2,669,832)	(70,068)	(77,271)	(3,013,281)	(465,007)	(580,869)
Total all other governmental funds	<u>\$ 42,714,228</u>	<u>\$ 48,591,801</u>	<u>\$ 51,014,684</u>	<u>\$ 53,394,247</u>	<u>\$ 81,442,118</u>	<u>\$ 84,379,687</u>	<u>\$ 82,178,360</u>	<u>\$ 87,177,794</u>	<u>\$ 113,818,498</u>	<u>\$ 136,843,610</u>

*Implementation of GASB-54 Fund Balance Classification

Schedule 4
City of Flagstaff
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Revenues:										
Taxes	\$ 47,084,446	\$ 48,806,758	\$ 53,725,196	\$ 59,711,556	\$ 65,263,433	\$ 66,323,666	\$ 65,994,613	\$ 74,787,774	\$ 84,239,882	\$ 92,014,905
Intergovernmental	18,713,646	19,584,399	20,549,000	21,355,708	22,504,605	23,382,237	24,156,065	25,595,311	29,000,278	30,456,912
Grants and entitlements	11,369,392	15,313,742	13,483,604	11,023,491	10,850,138	11,536,639	11,492,794	19,395,450	15,172,507	24,480,250
Charges for services	3,237,728	2,894,898	2,986,151	4,747,237	3,454,567	4,470,735	5,074,859	4,168,019	4,248,292	6,077,766
Special assessments	722,733	2,734,095	1,857,884	2,916,164	202,243	2,031,111	-	-	-	-
Licenses and permits	1,656,135	1,952,731	1,866,792	3,153,135	3,013,367	3,794,725	3,338,493	5,135,611	5,336,572	5,760,170
Fines and forfeitures	1,540,989	1,428,401	1,389,663	1,524,856	1,430,686	1,350,689	1,416,062	1,217,311	932,592	789,819
Rents	1,667,562	1,651,032	1,660,635	1,696,070	1,805,457	1,493,712	1,491,859	1,474,631	1,442,760	1,576,849
Investment earnings	(429,656)	722,878	1,145,686	1,636,650	(476,690)	(506,658)	5,037,413	5,362,308	(597,587)	(5,363,261)
Contributions	252,377	541,340	368,057	1,962,364	869,484	634,077	457,752	1,207,925	1,536,546	996,751
Miscellaneous	1,261,507	1,813,164	645,571	1,404,390	1,123,129	2,015,501	712,452	496,703	866,789	1,433,062
Total revenues	<u>87,076,859</u>	<u>97,443,438</u>	<u>99,678,239</u>	<u>111,131,621</u>	<u>110,040,419</u>	<u>116,526,434</u>	<u>119,172,362</u>	<u>138,841,043</u>	<u>142,178,631</u>	<u>158,223,223</u>
Expenditures:										
General governmental	8,480,086	9,041,946	14,974,692	14,561,513	16,652,590	19,536,579	20,981,728	18,273,876	16,878,564	21,222,146
Public safety	25,099,149	26,567,511	27,583,880	30,074,183	30,849,989	32,472,034	35,849,066	38,925,229	149,188,134	33,004,281
Public works	1,219,324	1,031,983	1,216,083	1,207,776	1,472,485	1,254,865	1,471,557	1,472,864	1,213,180	939,484
Economic and physical development	8,296,367	8,212,772	8,506,794	9,530,781	8,989,673	10,136,274	10,244,779	10,568,736	10,519,174	10,195,237
Culture and recreation	11,292,517	11,446,096	11,029,832	11,441,848	11,854,511	12,629,499	12,169,197	13,360,279	11,057,344	13,181,208
Highways and streets	9,039,032	10,621,311	8,035,221	5,916,632	8,443,609	7,504,589	10,135,258	7,781,311	9,498,332	8,471,610
Debt service:										
Principal retirement	6,175,303	8,287,457	8,313,298	12,980,269	14,154,904	6,998,627	10,883,271	9,486,466	10,705,542	13,555,652
Interest and other charges	2,902,196	3,126,469	2,798,182	2,520,596	2,534,621	2,679,888	2,560,775	2,348,940	4,812,854	5,362,495
Capital outlay	16,656,392	24,062,755	16,944,654	16,090,690	14,002,895	40,661,963	13,351,467	35,522,798	21,468,334	19,117,039
Total expenditures	<u>89,160,366</u>	<u>102,398,300</u>	<u>99,402,636</u>	<u>104,324,288</u>	<u>108,955,277</u>	<u>133,874,318</u>	<u>117,647,098</u>	<u>137,740,499</u>	<u>235,341,458</u>	<u>125,049,152</u>
Excess of revenues over (under) expenditures	(2,083,507)	(4,954,862)	275,603	6,807,333	1,085,142	(17,347,884)	1,525,264	1,100,544	(93,162,827)	33,174,071
Other Financing Sources (Uses):										
Proceeds of refunding bonds	-	8,270,000	-	-	-	-	-	-	-	-
Loan issuance	-	-	-	-	-	-	-	-	3,094,937	84,282
Bond issuance	12,474,557	6,600,000	-	204,956	26,168,531	9,700,000	-	14,935,000	131,000,000	-
Payment to bond refunding escrow agent	-	(9,382,710)	-	-	-	-	-	-	-	-
Bond premium	542,689	1,317,667	-	-	3,500,813	449,519	-	1,628,687	-	-
Sale of capital assets	49,750	727,996	3,013,051	5,325	-	121,200	20,995	307,013	42,805	23,140
Transfers in	12,870,788	12,102,855	17,376,813	15,891,921	22,308,323	27,563,166	15,966,592	21,404,875	17,810,600	38,437,815
Transfers out	(12,458,747)	(11,659,441)	(16,384,283)	(15,231,349)	(23,469,870)	(20,964,729)	(17,110,341)	(21,343,966)	(19,749,974)	(38,545,666)
Total other financing sources (uses)	<u>13,479,037</u>	<u>7,976,367</u>	<u>4,005,581</u>	<u>870,853</u>	<u>28,507,797</u>	<u>16,869,156</u>	<u>(1,122,754)</u>	<u>16,931,609</u>	<u>132,198,368</u>	<u>(429)</u>
Net change in fund balances	<u>\$ 11,395,530</u>	<u>\$ 3,021,505</u>	<u>\$ 4,281,184</u>	<u>\$ 7,678,186</u>	<u>\$ 29,592,939</u>	<u>\$ (478,728)</u>	<u>\$ 402,510</u>	<u>\$ 18,032,153</u>	<u>\$ 39,035,541</u>	<u>\$ 33,173,642</u>
Debt service as a percentage of non capital expenditures	12.52%	14.57%	13.48%	17.57%	17.58%	10.38%	12.89%	11.58%	7.26%	17.86%

Schedule 5
City of Flagstaff
Tax Revenue by Source, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)
(dollars in thousands)

<u>Fiscal Year</u>	<u>General Property Tax</u>	<u>Secondary Property Tax</u>	<u>Franchise and Other Taxes</u>	<u>City Sales Tax</u>	<u>Bed, Board and Booze Tax</u>	<u>Transportation Tax</u>	<u>Total</u>
2012-2013	5,472	6,423	2,303	15,760	5,911	11,215	47,084
2013-2014	5,571	5,560	2,487	17,042	6,310	11,837	48,807
2014-2015	5,597	5,586	2,467	17,845	7,022	15,208	53,725
2015-2016	5,650	5,719	2,567	19,090	7,539	19,147	59,712
2016-2017	5,764	5,916	2,439	21,174	8,642	21,328	65,263
2017-2018	6,206	6,284	2,504	21,128	8,602	21,600	66,324
2018-2019	6,732	6,748	2,231	20,508	8,893	20,883	65,995
2019-2020	6,886	7,236	2,367	22,588	7,991	27,720	74,788
2020-2021	6,961	7,386	2,156	26,535	9,655	31,547	84,240
2021-2022	7,112	7,804	2,387	28,833	11,465	34,414	92,015
Change 2013-2022	29.97%	21.50%	3.65%	82.95%	93.96%	206.86%	95.43%

Schedule 6
City of Flagstaff
Intergovernmental Revenue by Source, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

Fiscal Year	State Sales Tax	State Income Tax	County Auto In-Lieu Tax	Highway User Tax	Federal Grants	State Grants & Other State	County LEAF IGA	County Library District Funding	Other	Total
2012-2013	5,391,580	6,728,479	2,510,832	6,007,741	2,105,827	3,255,824	791,906	3,214,133	76,716	30,083,038
2013-2014	5,733,507	7,342,048	2,591,413	6,168,102	2,281,211	6,864,429	793,898	3,063,343	60,190	34,898,141
2014-2015	6,019,776	7,973,971	2,689,916	6,884,173	4,993,449	1,605,982	800,478	2,969,669	95,190	34,032,604
2015-2016	6,238,827	7,930,739	2,910,589	7,292,355	2,867,675	863,461	902,472	3,088,137	284,944	32,379,199
2016-2017	6,445,302	8,603,145	3,091,134	7,982,504	2,129,657	737,977	943,955	3,210,071	210,998	33,354,743
2017-2018	6,868,398	8,850,877	3,305,297	8,206,025	2,269,467	1,173,691	855,094	3,307,497	82,530	34,918,876
2018-2019	7,256,536	8,716,163	3,427,640	8,463,878	2,093,085	935,832	942,929	3,536,147	276,649	35,648,859
2019-2020	7,649,078	9,564,616	3,450,585	8,504,478	9,724,980	1,003,118	974,153	3,721,854	397,899	44,990,761
2020-2021	9,037,429	10,723,977	4,197,164	9,191,151	4,583,681	1,178,620	1,003,560	3,837,589	419,614	44,172,785
2021-2022	11,264,581	10,075,723	4,125,915	9,386,281	12,026,821	2,831,003	955,240	3,708,383	563,215	54,937,162

Schedule 7
City of Flagstaff
Full Cash Value of Taxable Property
Last Ten Fiscal Years
(modified accrual basis of accounting)

Fiscal Year	Centrally Valued Property	Commercial Property	Vacant, Agricultural, and Government Property	Residential Property	Less: Tax-exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
2012-2013	\$ 26,651,155	\$ 265,230,915	\$ 133,909,755	\$ 447,421,001	\$ 81,844,375	\$ 791,368,451	1.5497
2013-2014	28,837,059	255,823,684	124,373,673	436,787,954	80,555,433	765,266,937	1.6795
2014-2015	28,918,422	215,081,441	123,988,197	389,760,175	87,055,619	670,692,616	1.6784
2015-2016	30,046,573	217,466,880	123,834,908	429,223,625	88,064,490	712,507,496	1.6600
2016-2017	29,641,213	225,831,427	124,316,511	467,023,686	88,231,085	758,581,752	1.6487
2017-2018	30,661,448	248,007,081	129,081,114	522,745,630	90,820,473	839,674,800	1.6599
2018-2019	33,818,400	261,374,313	118,307,041	540,204,785	84,897,892	868,806,647	1.6700
2019-2020	33,985,335	275,149,838	122,861,079	583,857,312	90,088,474	925,765,090	1.6300
2020-2021	35,070,782	287,022,502	127,406,770	625,128,467	95,131,815	979,496,706	1.5510
2021-2022	36,112,626	286,818,683	134,226,219	669,816,599	102,096,631	1,024,877,496	1.5186

Source: State of Arizona Department of Revenue, State and County Abstract of the Assessment Roll

Note: A portion of city property is reassessed every year. Property is assessed at actual value, therefore, the assessed values are equal to actual value. Tax rates are per \$100 of assessed value.

Schedule 8
City of Flagstaff
City Taxable Revenue for Major Categories
Last Ten Fiscal Years
(dollars in thousands)

	2012-2013*	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Construction	\$ 164,971	\$ 169,933	\$ 191,297	\$ 176,741	\$ 184,381	\$ 266,900	\$ 188,160	\$ 199,152	\$ 235,259	\$ 241,236
Restaurants and Bars	206,617	218,790	243,560	251,654	260,364	281,133	289,846	282,089	293,283	364,907
Hotel/Motel	88,924	95,263	108,913	120,995	131,310	146,306	152,568	135,330	159,293	207,396
Retail and Auto Sales	779,109	801,799	852,696	946,522	955,737	1,037,300	1,001,331	1,134,082	1,393,663	1,535,849
Other	196,534	200,109	213,248	246,500	269,232	274,981	286,815	361,541	406,871	423,798
Utilities	92,968	103,895	109,578	108,474	104,115	107,164	107,320	103,512	104,871	114,060
Total	<u>\$ 1,529,123</u>	<u>\$ 1,589,789</u>	<u>\$ 1,719,292</u>	<u>\$ 1,850,886</u>	<u>\$ 1,905,139</u>	<u>\$ 2,113,784</u>	<u>\$ 2,026,040</u>	<u>\$ 2,215,706</u>	<u>\$ 2,593,240</u>	<u>\$ 2,887,246</u>

Notes:

(1) Data is based on collections versus the accrual basis.

Schedule 9
City of Flagstaff
Direct and Overlapping Property Tax Rates,
Last Ten Fiscal Years
(rate per \$100 of assessed value)

	Fiscal Year									
	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Total City	1.5497	1.6795	1.6784	1.6600	1.6487	1.6599	1.6700	1.6299	1.5510	1.5186
Primary	0.7131	0.8429	0.8418	0.8234	0.8121	0.8233	0.8334	0.7933	0.7510	0.7186
Secondary	0.8366	0.8366	0.8366	0.8366	0.8366	0.8366	0.8366	0.8366	0.8000	0.8000
School District	4.8712	5.1939	5.1867	5.4555	5.5681	5.1816	5.1475	5.1174	4.9676	4.8236
Maintenance	3.6182	3.9803	3.7886	4.0824	4.2405	4.0143	3.8173	3.7092	3.5832	3.4548
Adjacent Ways	0.0459	0.0096	0.0259	0.0216	0.0284	0.0392	0.0000	0.0000	0.0361	0.0366
15% M&O Override	0.6126	0.7061	0.7138	0.7265	0.737	0.7120	0.7070	0.6672	0.6387	0.5793
Capital Override	0.1833	0.0000	0.0357	0.1735	0.1219	0.0000	0.0000	0.0000	0.0000	0.0000
Class B Bond	0.4112	0.4979	0.6227	0.4515	0.4403	0.4161	0.4389	0.5691	0.5478	0.5994
Desegregation	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.1843	0.1719	0.1618	0.1535
Community College	0.4927	0.5879	0.6056	0.6105	0.6214	0.6142	0.5959	0.4592	0.4490	0.4394
Maintenance	0.3875	0.4636	0.4788	0.4864	0.4909	0.4816	0.4741	0.4592	0.4490	0.4394
Bond	0.1052	0.1243	0.1268	0.1241	0.1305	0.1326	0.1218	0.0000	0.0000	0.0000
County	0.7847	0.9022	0.9202	0.9291	0.9344	0.9234	0.9145	0.8969	0.8849	0.8736
General Fund	0.4480	0.5466	0.5646	0.5735	0.5788	0.5678	0.5589	0.5413	0.5293	0.5180
Library District	0.2367	0.2556	0.2556	0.2556	0.2556	0.2556	0.2556	0.2556	0.2556	0.2556
Fire District Assistance	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000
Total	7.6983	8.3635	8.3909	8.6551	8.7726	8.3791	8.3279	8.1034	7.8525	7.6552

Note: Tax rates are per \$100 assessed valuation.

Schedule 10
City of Flagstaff
Principal Property Tax Payers
Current Year and Ten Years Ago

Taxpayer *	2021-2022			2011-2012		
	Total Assessed Value	Rank	As a Percentage of the City Total Secondary Assessed Valuation	Total Assessed Value	Rank	As a Percentage of the City Total Secondary Assessed Valuation
Arizona Public Service Company	\$ 22,361,490	1	2.18%	\$ 76,605,658	1	10.01%
W L Gore & Associates	20,150,915	2	1.97%	3,997,317	7	0.52%
Nestle Purina PetCare Co.	9,324,887	3	0.91%	-		0.00%
Standared at Flagstaff LLC	8,759,852	4	0.85%	-		0.00%
CCC-Flagstaff LLC	7,670,110	5	0.75%	-		0.00%
CA Student Living Flagstaff Holdings, LLC	6,147,602	6	0.60%	-		0.00%
Unisource Energy Corporation	6,062,894	7	0.59%	17,762,840	3	2.32%
Little America Hotels & Resorts Inc.	5,203,877	8	0.51%	-		0.00%
Village at Aspen Place LLC	4,906,977	9	0.48%	-		0.00%
Core Campus Flagstaff LLC	4,822,408	10	0.47%	-		0.00%
Wal-Mart Stores	4,190,872	11	0.41%	-		0.00%
Ridget at Clear Creek Apts. LLC	3,273,381	12	0.32%	-		0.00%
WCW Mountain Trail LP	3,262,796	13	0.32%	-		0.00%
Elevation Flagstaff AZ LLC	3,003,426	14	0.29%	-		0.00%
Cypress Flagstaff Mall LP	2,914,347	15	0.28%	-		0.00%
Pine Cliff, LLC	2,718,485	16	0.27%	-		0.00%
Total Principal Taxpayers	<u>\$ 114,774,319</u>		<u>11.20%</u>	<u>\$ 98,365,815</u>		<u>12.85%</u>

Source: Coconino County Assessor Office

Schedule 11
City of Flagstaff
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year Ended June 30	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2012-2013	11,834,969	11,553,471	97.6%	254,471	11,807,942	99.8%
2013-2014	11,039,655	10,778,695	97.6%	234,634	11,013,329	99.8%
2014-2015	11,199,924	11,002,896	98.2%	162,354	11,165,250	99.7%
2015-2016	11,344,815	11,156,213	98.3%	158,069	11,305,158	99.7%
2016-2017	11,708,122	11,500,020	98.2%	165,236	11,665,256	99.6%
2017-2018	12,459,025	12,297,839	98.7%	148,398	12,446,237	99.9%
2018-2019	13,527,514	13,311,900	98.4%	152,925	13,464,825	99.5%
2019-2020	14,158,001	13,834,856	97.7%	258,558	14,093,414	99.5%
2020-2021	14,367,679	14,129,497	98.3%	197,175	14,326,672	99.7%
2021-2022	14,845,646	14,639,562	98.6%	-	14,639,562	98.6%

Schedule 12
 City of Flagstaff
 Direct and Overlapping Sales Tax Rates
 Last Ten Fiscal Years

Fiscal Year	City			State of Arizona	Coconino County	Total
	General Sales Tax	Bed, Board & Beverage	Transportation			
2012-2013	1.0000%	2.0000%	0.7210%	6.6000%	1.1250%	11.4460%
2013-2014	1.0000%	2.0000%	0.7210%	5.6000%	1.1250%	10.4460%
2014-2015	1.0000%	2.0000%	1.0510%	5.6000%	1.3000%	10.9510%
2015-2016	1.0000%	2.0000%	1.0510%	5.6000%	1.3000%	10.9510%
2016-2017	1.0000%	2.0000%	1.0510%	5.6000%	1.3000%	10.9510%
2017-2018	1.0000%	2.0000%	1.0510%	5.6000%	1.3000%	10.9510%
2018-2019	1.0000%	2.0000%	1.0510%	5.6000%	1.3000%	10.9510%
2019-2020	1.0000%	2.0000%	1.2810%	5.6000%	1.3000%	11.1810%
2020-2021	1.0000%	2.0000%	1.2810%	5.6000%	1.3000%	11.1810%
2021-2022	1.0000%	2.0000%	1.2810%	5.6000%	1.3000%	11.1810%

Source: City of Flagstaff - Sales Tax / Business Licenses
<http://www.flagstaff.az.gov/index.aspx?nid=53>

Schedule 13
City of Flagstaff
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
(dollars in thousands, except per capita)

Fiscal Year	Governmental Activities						Business-Type Activities						Total Primary Government	Percentage of Personal Income	Per Capita
	General Obligation Bonds	Special Assessment Bonds	Revenue Bonds	Loan Payable	Municipal Facility Corporation Bonds	COP Leases Other	General Obligation Debt	Revenue Bonds	Term Loan Payable	COP Leases Other					
2012-2013	\$ 48,134	\$ 11,055	\$ 16,328	\$ -	\$ 1,260	\$ 5,335	\$ 1,748	\$ 3,634	\$ 33,873	\$ 4,686	\$ 126,053	2.8%	\$ 1,914		
2013-2014	55,571 *	8,639	16,603	-	1,260	4,400	1,752	3,635	33,873	4,431	130,164	2.8%	1,976		
2014-2015	50,857	6,737	15,781	-	860	3,625	1,441	3,285	31,909	3,972	118,467	2.4%	1,755		
2015-2016	45,820	2,245	13,495	-	-	3,226	1,375	-	32,800	3,489	102,450	1.9%	1,476		
2016-2017	52,695	2,148	21,468	-	-	3,689	1,308	-	30,346	2,984	114,638	1.9%	1,600		
2017-2018	48,934	2,046	28,895	-	-	2,944	1,238	17,129	11,787	6,551	119,524	2.0%	1,638		
2018-2019	43,122	-	26,081	-	-	2,170	1,166	25,707	10,017	6,823	115,086	1.8%	1,540		
2019-2020	49,479	-	22,779	-	-	5,485	1,092	24,750	6,884	6,303	116,772	1.6%	1,530		
2020-2021	43,232	-	19,525	3,095	-	134,549	1,016	23,202	6,245	5,463	236,327	3.0%	3,046		
2021-2022	36,972	-	18,423	2,958	-	128,380	936	29,242	764	5,036	222,711	2.7%	2,828		

* - As restated due to refunding loss

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

Note: These amounts are presented on the accrual basis of accounting.

Schedule 14
City of Flagstaff
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years
(dollars in thousands, except per capita)

Fiscal Year	General Bonded Debt Outstanding			Total	Percentage of Actual Taxable Value of Property	Per Capita
	Governmental Activities General Obligation Bonds	Business-Type Activities General Obligation Bonds	Restricted for General Obligation Bonds			
2012-2013	\$ 47,035	\$ 1,752	\$ (8,821)	\$ 39,966	5.2%	\$ 607
2013-2014	53,340	1,752	(13,822)	41,270	6.2%	627
2014-2015	48,920	1,441	(14,091)	36,270	5.1%	537
2015-2016	43,817	1,375	(13,204)	31,988	4.2%	461
2016-2017	48,520	1,308	(6,164)	43,664	5.2%	609
2017-2018	44,900	1,238	(7,149)	38,989	4.6%	534
2018-2019	39,414	1,166	(6,880)	33,700	3.9%	451
2019-2020	44,893	1,092	(7,143)	38,842	4.2%	509
2020-2021	39,287	1,015	(7,250)	33,052	3.4%	426
2021-2022	36,972	936	(7,722)	30,186	2.9%	383

Note: These amounts are presented on the accrual basis of accounting.

Schedule 15
 City of Flagstaff
 Direct and Overlapping Governmental Activities Debt
(dollars in thousands, except per capita)

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable*</u>	<u>Estimated Share of Overlapping Debt</u>
Debt repaid with property taxes			
Flagstaff Unified School District	\$ 76,240	84.00%	\$ 64,044
City direct debt			<u>186,733</u>
Total direct and overlapping debt			<u><u>\$ 250,777</u></u>

Source: Assessed value data used to estimate applicable percentages provided by the Coconino Finance Department. Debt outstanding data provided by each governmental unit.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Flagstaff. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

* For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value.

Schedule 16
City of Flagstaff
Legal Debt Margin Information
Last Ten Fiscal Years
(dollars in thousands)

	Fiscal Year									
	<u>2012-2013</u>	<u>2013-2014</u>	<u>2014-2015</u>	<u>2015-2016</u>	<u>2016-2017</u>	<u>2017-2018</u>	<u>2018-2019</u>	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>
20% Debt Limit:										
Debt limit equal to 20% of assessed valuation	\$ 158,274	\$ 153,053	\$ 134,139	\$ 142,501	\$ 151,716	\$ 167,935	\$ 173,761	\$ 185,153	\$ 195,899	\$ 204,975
Total net debt applicable to 20% limit	<u>48,788</u>	<u>55,388</u>	<u>50,361</u>	<u>45,193</u>	<u>49,828</u>	<u>46,137</u>	<u>40,579</u>	<u>45,985</u>	<u>40,302</u>	<u>34,661</u>
Legal debt margin (Available borrowing capacity)	<u>\$ 109,486</u>	<u>\$ 97,665</u>	<u>\$ 83,778</u>	<u>\$ 97,308</u>	<u>\$ 101,888</u>	<u>\$ 121,798</u>	<u>\$ 133,182</u>	<u>\$ 139,168</u>	<u>\$ 155,597</u>	<u>\$ 170,314</u>
Total net debt applicable to the 20% limit as a percentage of legal debt margin	44.56%	56.71%	60.11%	46.44%	48.89%	37.88%	30.47%	33.04%	25.90%	20.35%
6% Debt Limit:										
Debt limit equal to 6% of assessed valuation	\$ 47,482	\$ 45,916	\$ 40,242	\$ 42,750	\$ 45,515	\$ 50,380	\$ 52,128	\$ 55,546	\$ 58,770	\$ 61,493
Total net debt applicable to 6% limit	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Legal debt margin (Available borrowing capacity)	<u>\$ 47,482</u>	<u>\$ 45,916</u>	<u>\$ 40,242</u>	<u>\$ 42,750</u>	<u>\$ 45,515</u>	<u>\$ 50,380</u>	<u>\$ 52,128</u>	<u>\$ 55,546</u>	<u>\$ 58,770</u>	<u>\$ 61,493</u>
Total net debt applicable to the 6% limit as a percentage of legal debt margin	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Schedule 16 (continued)
City of Flagstaff
Legal Debt Margin Information

Legal Debt Margin Calculation for Fiscal Year 2021-2022

Net Secondary Assessed Value as of June 30, 2022	<u>\$ 1,024,877,496</u>
<u>20% Limitation</u>	
Debt Limit of 20% of Assessed Value	\$ 204,975,499
Debt applicable to limit: General Obligation Bonds	<u>34,661,467</u>
Legal 20% debt margin (Available borrowing capacity)	<u>\$ 170,314,032</u>
<u>6% Limitation</u>	
Debt Limit of 6% of Assessed Value	\$ 61,492,650
Debt applicable to limit: General Obligation Bonds	<u>-</u>
Legal 6% debt margin (Available borrowing capacity)	<u>\$ 61,492,650</u>

Schedule 17
City of Flagstaff
Pledged Revenue Coverage
Last Ten Fiscal Years

Water, Wastewater and Stormwater Revenue Bonds

Fiscal Year	Gross Revenues (1)	Expenses (2)	Net Revenue Available for Debt Service	Debt Service Requirements			Coverage
				Principal (3)	Interest (4)	Total	
2012-2013	\$ 22,846,487	\$ 12,810,177	\$ 10,036,310	\$ 2,252,132	\$ 807,256	\$ 3,059,388	3.28
2013-2014	23,642,792	14,739,788	8,903,004	2,252,132	785,567	3,037,699	2.93
2014-2015	23,453,378	15,345,504	8,107,874	2,328,839	741,086	3,069,925	2.64
2015-2016	24,234,384	15,140,298	9,094,086	2,342,259	672,497	3,014,756	3.02
2016-2017	26,250,953	16,802,115	9,448,838	2,426,708	625,900	3,052,608	3.10
2017-2018	27,335,107	16,297,564	11,037,543	2,578,384	612,561	3,190,945	3.46
2018-2019	28,073,873	17,396,844	10,677,029	2,869,777	592,563	3,462,340	3.08
2019-2020	29,800,806	18,506,397	11,294,409	4,164,505	542,221	4,706,726	2.40
2020-2021	31,402,249	18,649,020	12,753,229	2,186,964	646,475	2,833,439	4.50
2021-2022	34,681,062	22,693,243	11,987,819	8,463,222	623,352	9,086,574	1.32

(1) Includes total operating revenues and investment income of the water, wastewater and stormwater funds.

(2) Includes total operating expenses of the water, wastewater and stormwater funds less depreciation.

(3) Includes principal for water, wastewater and stormwater revenue bonds, water infrastructure finance authority (WIFA).

(4) Bond interest payments only. Does not include amortization of loss on refunding, agent fees or amortization of bond issuance costs that are included in interest expense on the statement of revenues, expenses, and changes in net position.

Schedule 17 (continued)
 City of Flagstaff
 Pledged Revenue Coverage
 Last Ten Fiscal Years

**Municipal Facility Corporation Bonds
 MFC Debt other than Transportation**

Fiscal Year (4)	Revenue (1)	Debt Service Requirements			Coverage
		Principal (2)	Interest (3)	Total	
2012-2013	\$ 11,657,403	\$ 385,000	\$ 77,656	\$ 462,656	25.20
2013-2014	12,621,802	385,000	68,753	453,753	27.82
2014-2015	13,543,397	400,000	50,350	450,350	30.07
2015-2016	13,286,939	860,000	22,627	882,627	15.05

- (1) State sales tax, state income tax less debt service requirements for MFC debt other than transportation.
- (2) MFC 1992 Refunding series 12 2001 - USGS projects.
- (3) Bond interest payments only. Does not include agent fees that are included in interest expense on the statement of revenues, expenses, and changes in fund balances.
- (4) All bonds were paid off in FY 2015-2016, therefore future years are not presented above.

Schedule 17 (continued)
 City of Flagstaff
 Pledged Revenue Coverage
 Last Ten Fiscal Years

**Municipal Facility Corporation Bonds As Partial Refunded with Pledged Revenue Bonds
 Transportation MFC Debt**

Fiscal Year	Revenue (1)	Debt Service Requirements			Coverage
		Principal (2)	Interest	Total	
2012-2013	\$ 27,255,501	\$ 1,560,000	\$ 542,575	\$ 2,102,575	12.96
2013-2014	29,928,813	1,560,000	511,375	2,071,375	14.45
2014-2015	31,266,313	695,000	469,750	1,164,750	26.84
2015-2016	33,176,241	1,795,000	432,400	2,227,400	14.89
2016-2017	33,419,449	1,855,000	370,875	2,225,875	15.01
2017-2018	33,215,273	1,920,000	293,775	2,213,775	15.00
2018-2019	36,683,941	2,010,000	208,525	2,218,525	16.54
2019-2020	39,661,897	2,090,000	126,725	2,216,725	17.89

- (1) Pledged revenues on the Municipal Facility Corporation Bonds include the city base rate sales tax, transportation sales tax, franchise, sales tax, licenses and permits, charges for services, fine and forfeits, other revenue, state sales tax, and state revenue sharing. Less the debt service requirements for transportation MFC bonds. Refunding Series 2012 excludes state revenue sharing income and sales tax.
- (2) MFC revenue bond series 2004 Fourth Street, partial advance refunding pledged revenue series 2012.
- (3) All bonds were paid off in FY 2019-2020, therefore future years are not presented above.

Schedule 17 (continued)
 City of Flagstaff
 Pledged Revenue Coverage
 Last Nine Fiscal Years

Greater Arizona Development Authority Revenue Bonds

Fiscal Year	Revenue (1)	Debt Service Requirements			Coverage
		Principal (2)	Interest	Total	
2012-2013	\$ 9,340,790	\$ 120,000	\$ 130,037	\$ 250,037	37.36
2013-2014	10,302,188	120,000	128,237	248,237	41.50
2014-2015	12,129,085	125,000	124,562	249,562	48.60
2015-2016	10,809,451	130,000	120,088	250,088	43.22
2016-2017	12,572,785	135,000	114,788	249,788	50.33
2017-2018	13,256,213	140,000	109,288	249,288	53.18
2018-2019	13,505,586	145,000	103,588	248,588	54.33
2019-2020	14,749,282	150,000	97,688	247,688	59.55
2020-2021	19,379,382	155,000	91,588	246,588	78.59
2021-2022	20,644,070	165,000	84,981	249,981	82.58

(1) Pledged revenues on the Greater Arizona Development Authority Bonds include the state revenue sharing less the debt service .

(2) GADA infrastructure revenue bond series 2010A.

Schedule 17 (continued)
 City of Flagstaff
 Pledged Revenue Coverage
 Last Three Fiscal Years

Road Street Repair and Safety Revenue Bonds

Fiscal Year (1)	Revenue (2)	Debt Service Requirements			Coverage
		Principal (3)	Interest	Total	
2016-2017	\$ 6,665,630	\$ -	\$ 133,125	\$ 133,125	50.07
2017-2018	6,445,644	475,000	332,750	807,750	7.98
2018-2019	5,598,205	450,000	508,822	958,822	5.84
2019-2020	5,520,998	830,000	656,663	1,486,663	3.71
2020-2021	6,589,410	855,000	628,388	1,483,388	4.44
2021-2022	7,437,340	885,000	600,513	1,485,513	5.01

(1) New issue no trend information available prior to fiscal year 2016-2017.

(2) Pledged revenues on the Road Repair/Street Safety obligations include excise tax revenues less the debt service. Excise tax revenues are revenues from the restricted transaction privilege tax of 0.33% approved at an election held in and for the City on November 4, 2014, which will expire on December 31, 2034.

Schedule 18
City of Flagstaff
Demographic and Economic Statistics
Last Ten Fiscal Years

Year	Population	Personal Income (thousands of dollars) (1)	Per Capita Personal Income	Median Age	Education Level - Percent High School Grad or Higher	Education Level - Percent Bachelor's Degree or Higher	School Enrollment	Unemployment Rate
2013	65,870	4,620,811	47,363	26.6 *	90.6% *	41.8% *	10,623	8.10%
2014	67,502	4,906,294	51,809	26.6 *	90.6% *	41.8% *	10,623	6.90%
2015	69,391	5,399,899	52,509	26.6 *	90.6% *	41.8% *	11,766	6.48%
2016	70,643	5,489,486	38,958	26.6 *	90.6% *	41.8% *	12,505	6.18%
2017	71,656	6,360,600	45,076	26.6 *	90.6% *	41.8% *	11,910	4.70%
2018	72,961	6,506,300	45,545	26.6 *	90.6% *	41.8% *	11,991	4.40%
2019	74,736	7,057,376	49,189	26.6 *	90.6% *	41.8% *	11,873	4.20%
2020	76,338	7,410,245 *	49,878 *	26.6 *	90.6% *	41.8% *	11,825	4.60%
2021	77,590	7,780,757 *	50,576 *	25.2	94.1% *	47.1% *	12,515	6.20%
2022	78,743	8,169,795 *	51,284 *	25.2	94.1% *	44.0% *	12,152	4.40%

(*) Estimated

(1) Reflects Coconino County Personal Income

Sources:

- Population - Arizona Department of Administration--Employment and Population Statistics
- Personal Income - Economic Research Federal Reserve Bank of St. Louis for Coconino County
- Per Capita Income - Economic Research Federal Reserve Bank of St. Louis
- Median Age - 2010 US Census/2020 US Census
- Education Level - 2010 US Census/2020 US Census
- School Enrollment - National Center for Education Statistics
- Unemployment - Arizona Department of Administration - Office of Employment and Population Statistics

Schedule 19
City of Flagstaff
Principle Employers
Current Year and Nine Years Prior

11

<u>Employer</u>	<u>2022</u>			<u>2013</u>		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
Northern Arizona University	4,878	1	6.54%	2,571	1	4.66%
Flagstaff Medical Center	2,505 *	2	3.36%	2,200	2	3.99%
W.L. Gore & Associates	2,500	3	3.35%	1,950	3	3.53%
Flagstaff Unified School District	1,825	4	2.45%	1,375	4	2.49%
Coconino County	1,642	5	2.20%	1,200	5	2.18%
City of Flagstaff	965	6	1.29%	657	6	1.19%
Little America Hotel	700	7	0.94%			
North Country Healthcare	581	8	0.78%			
Walmart	552	9	0.74%	630	7	1.14%
Coconino Community College	375	10	0.50%			
Walgreens Distribution Center (Closed 2015)				407	8	0.74%
SCA Tissue				255	9	
Nestle Purina				240	10	0.44%
Total	16523		22.15%	11,485		20.36%
2020 & 2010 U.S. Census Labor Force	74,600	Estimated		55,170	Estimated	

Source:

- (1) Community Investment Section - Economic Vitality
- (2) City of Flagstaff Human Resources
- (3) Includes all positions reflected by FTE hours in Schedule 20

* 2022 Figure for Flagstaff location(s) only

Non-municipal figures were derived from company websites and/or from Datanyze

Schedule 20
City of Flagstaff
Full-time Equivalent City Government Employees by Function/Program
Last Ten Fiscal Years

Function/Program	Fiscal Year									
	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
General Government										
Management services	85.00	86.00	87.25	91.00	97.25	99.57	99.25	103.50	105.50	109.05
Capital management	7.00	7.00	8.00	8.00	8.00	9.00	9.00	9.00	9.00	9.00
City Court	24.18	24.35	25.35	26.35	29.35	29.35	29.55	29.55	29.55	29.55
Public Safety										
Police	171.00	169.00	169.00	167.00	167.00	173.00	176.00	176.00	177.00	177.00
Fire	85.00	85.00	87.00	88.00	89.00	95.00	94.00	94.00	94.00	99.00
Public Works										
	26.00	25.00	25.00	25.50	25.50	27.50	27.50	29.50	30.50	30.50
Economic and physical development										
Building	39.20	41.50	43.98	44.98	45.50	48.98	50.50	54.00	55.00	55.48
Planning	21.88	20.88	13.88	14.88	19.88	21.88	24.88	25.80	19.75	19.00
Tourism	12.49	12.93	13.93	13.93	14.15	15.15	15.15	16.15	17.15	17.15
Culture and recreation										
Library	51.40	51.40	52.30	53.43	54.49	55.38	55.08	55.32	55.32	55.76
Parks, recreation, and beautification	84.88	86.03	85.50	90.13	91.69	93.54	94.50	93.85	93.85	93.85
Highways and Streets										
	34.97	35.52	35.52	33.02	32.02	33.02	33.02	31.52	32.27	35.27
Water and wastewater										
	61.50	62.00	64.00	66.00	67.00	71.00	73.46	74.42	76.16	76.16
Environmental services										
	58.50	55.43	55.00	56.25	57.00	57.00	56.00	54.49	55.49	55.50
Airport	9.50	9.50	9.50	9.50	9.50	9.50	11.50	14.50	12.75	13.50
Stormwater	6.00	5.50	4.50	4.50	5.50	5.50	5.50	5.00	7.00	7.00
Flagstaff Housing Authority	24.00	22.00	22.00	21.60	21.28	21.28	21.28	21.80	21.80	23.00
Total	802.50	799.04	801.71	814.07	834.10	865.65	876.17	888.40	892.09	905.77

(1) City-wide reorganization affected distribution of employees. Customer Service moved from Water/Wastewater to Management Services.

Schedule 21
City of Flagstaff
Operating Indicators by Function/Program
Last Ten Fiscal Years

Function/Program	Fiscal Year									
	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Court										
Criminal Filings	8,695	8,375	7,273	6,924	7,208	6,364	5,819	7,105	6,752	5,582
Traffic filings	8,340	7,726	8,428	8,190	6,437	6,068	5,315	5,933	4,817	4,843
Non-Criminal / Other	477	468	554	1,357	4,668	2,250	1,579	1,750	1,486	-
Protective Orders *	-	-	-	-	-	-	-	-	-	73
Purchasing										
Credit card rebates received	\$ 34,395	\$ 48,128	\$ 72,037	\$ 94,873	\$ 104,522	\$ 111,281	\$ 114,462	\$ 110,582	\$ 92,204	\$ 114,620
Fire										
Emergency incidents	8,023	8,730	9,432	12,775	12,700	14,415	14,626	14,958	15,951	14,459
Fire incidents	185	177	184	168	190	218	314	153	163	161
Other calls	2,298	2,532	2,654	742	3,017	3,296	3,036	3,676	3,695	3,730
Inspections assigned	1,411	1,340	2,341	2,217	1,775	1,775	1,730	1,730	502	672
Plan Reviews	559	512	659	639	743	945	965	960	537	824
Fuel Management										
Plan Assessment (Acres)	N/A	N/A	2,300	1,500	1,723	667	345	723	1,013	N/A
Site Marking (Acres)	284	511	70	555	921	586	79	73	50	65
Site Thinning (Acres)	276	541	820	700	1,381	1,135	1,877	642	140	1,805
Prescription Burn (Acres)	540	778	333	650	948	860	759	288	745	2,767
Police										
Felony reports	2,910	2,564	2,511	2,769	2,945	2,908	2,881	2,863	2,858	2,589
Misdemeanor reports	11,040	10,383	8,980	9,553	9,531	9,045	8,776	9,222	7,907	7,850
Domestic violence incidents	2,023	1,688	1,550	1,541	1,513	1,478	1,661	1,857	1,908	1,905
Non-crime reports	9,841	7,174	6,036	6,660	6,604	6,070	6,756	7,258	6,637	7,310
Accident reports	2,568	2,180	2,590	2,985	2,926	2,803	2,828	2,519	2,418	2,706
Calls dispatched to Police/Sheriff	60,003	56,373	58,590	62,228	65,566	62,597	61,230	60,479	73,852	55,563
Calls dispatched to Fire	11,497	11,464	11,777	13,565	14,497	14,550	14,749	15,529	23,568	18,257

Schedule 21 (continued)
City of Flagstaff
Operating Indicators by Function/Program
Last Ten Fiscal Years

Function/Program	Fiscal Year									
	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Streets										
Potholes repaired	2,054	3,605	1,174	1,437	2,367	2,127	886	296	153	2,200
Airport										
Fuel Flowage (Gallons Sold)	490,401	544,028	566,387	603,382	588,506	645,367	855,383	1,267,517	1,295,326	1,495,211
Enplanements	60,190	61,691	62,578	69,485	65,887	74,707	87,993	111,035	86,544	114,508
Refuse collection										
Refuse collected (Landfill tonnage)	145,793	144,411	143,528	143,639	145,960	109,776	91,105	91,941	104,971	105,586
Recyclables collected (total tons)	8,388	8,343	8,340	12,191	9,452	9,198	9,140	8,285	7,454	7,571
Community Development										
Permit Valuation	\$ 58,089,290	\$ 95,467,771	\$ 93,918,660	\$ 177,068,294	\$ 217,767,173	\$ 149,723,688	\$ 167,323,988	\$ 235,395,255	\$ 201,190,867	(1)
Library										
Visits	715,033	687,735	673,246	660,974	662,838	660,030	617,813	444,396	9,268	223,630
Circulation	1,164,789	1,117,652	1,002,125	1,055,176	1,001,074	929,333	954,071	555,361	293,503	703,032
Tourism										
Revenue Per Available Room	\$ 54.61	\$ 59.99	\$ 69.19	\$ 74.14	\$ 76.06	\$ 75.49	\$ 75.64	\$ 59.72	\$ 75.39	\$ 93.25

Sources: Various City divisions

(1) This information is tracked on a calendar year basis.

Schedule 22
City of Flagstaff
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

Function/Program	Fiscal Year									
	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Public Safety										
Police patrol units (Includes Motorcycle units)	37	37	37	39	39	39	40	43	43	43
Number of fire hydrants	3,242	3,242	3,254	3,254	3,257	3,263	3,350	3,397	3,397	3,401
Number of fire stations	6	6	6	6	6	6	6	6	7	7
Culture and recreation										
Number of developed parks	23	23	23	23	23	23	23	23	24	24
Number of undeveloped parks	4	4	4	5	5	5	5	5	5	5
Park acreage	710	710	736	741	741	741	741	741	741	741
Flagstaff Urban Trail System - Miles	55	55	55	56	56	56	59	59	59	59
Recreational Buildings	4	4	4	4	4	4	4	5	5	5
Highways and Streets										
Miles of streets, alleys, and sidewalks	814	844	844	844	844	844	844	1,018	1,018	1,037
Number of street lights	3,466	3,466	3,466	3,466	3,502	3,502	3,502	3,929	3,951	3,937
Water and wastewater										
Miles of sewer	274	274	276	276	294	294	294	374	350	286
Number of manholes	7,403	7,403	7,493	7,493	7,514	7,514	7,662	7,734	7,734	7,737
Total active water accounts	20,107	19,961	19,934	20,717	20,327	21,483	21,023	21,154	21,156	23,362
Average gallon water usage per household per month	6,326	5,022	4,562	3,901	4,867	4,153	4,170	4,297	4,745	4,680
Airport										
Fixed base operators	1	1	1	1	1	1	1	1	1	1
Locally based aircraft	209	134	134	132	132	117	117	112	112	112
Tiedowns	11	11	11	12	12	12	12	18	18	18
Enclosed hangars	61	61	61	61	61	61	61	61	62	62
Open hangars	48	48	48	36	44	44	44	48	48	48

Schedule 23
City of Flagstaff
Insurance Summary
Effective July 1, 2021 to June 30, 2022

Coverage	Limit of Liability
Liability Insurance:	
General Liability*	\$ 2,000,000 / per occurrence
(Includes 2 skateboard parks, bike freestyle park, EMT's)	\$ 6,000,000 / aggregate
Products-Completed Operations	
Each Claim - Occurrence/Offense	\$ 2,000,000
	\$ 250,000 / per occurrence
	\$ 500,000 / aggregate
Each Claim - Wrongful Act	\$ 250,000 / per occurrence
	\$ 500,000 / aggregate
Medical Payments	\$ 25,000 / \$5,000 each person
Back Wages	\$ 50,000 / \$25,000 each claim
Fire Damage	\$ 300,000 any one premises
Land Use Liability	\$ 1,000,000 aggregate
Organic Pathogens	\$ 100,000 / \$25,000 each claim
Pollution Liability	\$ 100,000 / \$25,000 each claimant
Aggregate Deductible	\$ 250,000 / per occurrence
	\$ 500,000 / aggregate
No-Fault Sewer Backup	\$ 5,000 / \$2,500 each claim
Sewer Backup	\$ 1,000,000
Property Insurance:	
Property Deductible	\$100,000 deductible
Municipal Mobile Equipment	\$ 10,532,131 / \$10,000 deductible
Rented or Leased Mobile or Misc	\$ 500,000 \$500 deductible
Miscellaneous Equipment	\$ 284,882 \$10,000 deductible
EDP	\$ 1,988,500 / \$10,000 deductible
Fine Arts	\$ 50,000 / \$250 deductible
Signs	\$ 50,000 \$0 deductible
Accounts Receivable	\$ 50,000 / \$0 deductible

Coverage	Limit of Liability
Auto Insurance:	
Liability	\$ 2,000,000 / \$100,000 deductible
Physical Damage Comprehensive	\$5,000 deductible
Physical Damage Collision	\$5,000 deductible
Hired & Non-Owned	\$ 2,000,000
Auto Extension	
Rental Reimbursement	\$ 3,000
Roadside Assistance	\$ 200
Towing	\$ 250
Trip Interruption	\$ 600
Crime:	
Blanket Public Employees and Treasurer	\$ 1,000,000
Dishonesty Bond Including Faithful Performance of Duty	
Employee Theft - Per Loss	\$ 1,000,000 / \$0 deductible
Forgery	\$ 1,000,000 \$0 deductible
Theft - Inside, Money & Securities	\$ 100,000 / \$250 deductible
Theft - Inside, Robbery	\$ 100,000 / \$250 deductible
Theft - Outside, Money & Securities	\$ 100,000 / \$250 deductible
Computer Fraud	\$ 1,000,000 / \$250 deductible
Funds Transfer Fraud	\$ 1,000,000 / \$250 deductible
Money Orders/Counterfeit	\$ 100,000 / \$250 deductible
Faithful Performance Bond	\$ 1,000,000 \$0 deductible
Cyber Coverage Aggregate	\$ 2,000,000 / \$50,000 deductible
Municipal Property Extension	\$ 250,000





Dark Skies over Wupatki National Monument. COVER: Dark Skies over the San Francisco Peaks. Astrophotography by Abe Snider.

On October 24th, 2001, the City of Flagstaff became the World's First "International Dark Sky City" a designation awarded by the International Dark Sky Association. Flagstaff's low light pollution and commitment to enforcing stargazing-friendly lighting restrictions make it the ideal destination to explore the night skies, support human health and heritage, and preserve wildlife habitat.



CITY OF FLAGSTAFF
211 W. Aspen Ave.
Flagstaff, Arizona 86001
flagstaff.az.gov

**CITY OF FLAGSTAFF, ARIZONA
SINGLE AUDIT ACT REPORTS
YEAR ENDED JUNE 30, 2022**



CPAs | CONSULTANTS | WEALTH ADVISORS

[CLAconnect.com](https://www.CLAconnect.com)

**CITY OF FLAGSTAFF, ARIZONA
TABLE OF CONTENTS
YEAR ENDED JUNE 30, 2022**

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF BASIC FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	1
INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM, ON INTERNAL CONTROL OVER COMPLIANCE, AND REPORT ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AS REQUIRED BY THE UNIFORM GUIDANCE	3
SCHEDULE OF FINDINGS AND QUESTIONED COSTS	
SUMMARY OF AUDITORS' RESULTS	6
FINANCIAL STATEMENT FINDINGS	7
FEDERAL AWARD FINDINGS AND QUESTIONED COSTS	7
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	8
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	10



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

Honorable Mayor and Members of the City Council
City of Flagstaff, Arizona
Flagstaff, Arizona

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Flagstaff, Arizona (City), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated January 30, 2023.

Report on Internal Control Over Financial Reporting

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

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

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

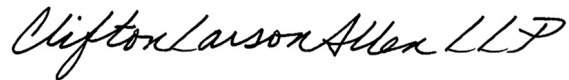
Honorable Mayor and Members of the City Council
City of Flagstaff, Arizona

Report on Compliance and Other Matters

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

Purpose of This Report

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



CliftonLarsonAllen LLP

Phoenix, Arizona
January 30, 2023



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR
FEDERAL PROGRAM, REPORT ON INTERNAL CONTROL OVER COMPLIANCE, AND
REPORT ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AS
REQUIRED BY THE UNIFORM GUIDANCE**

Honorable Mayor and Members of the City Council
City of Flagstaff, Arizona
Flagstaff, Arizona

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited City of Flagstaff, Arizona (City)'s compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2022. The City's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2022.

Basis for Opinion on Each Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditors' 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 Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

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

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

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

Report on Internal Control Over Compliance

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

Honorable Mayor and Members of the City Council
City of Flagstaff, Arizona

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

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

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

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We have issued our report thereon, dated January 30, 2023, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.



CliftonLarsonAllen LLP

Phoenix, Arizona
January 30, 2023

**CITY OF FLAGSTAFF, ARIZONA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED JUNE 30, 2022**

SECTION I – SUMMARY OF AUDITORS’ RESULTS

Financial Statements

Type of auditor’s report issued: *Unmodified*

Internal control over financial reporting:

- Material weakness(es) identified? _____ yes X no
- Significant deficiency(ies) identified? _____ yes X none reported

Noncompliance material to financial statements noted? _____ yes X no

Federal Awards

Internal control over major federal programs:

- Material weakness(es) identified? _____ yes X no
- Significant deficiency(ies) identified? _____ yes X none reported

Type of auditor's report issued on compliance for major federal programs: *Unmodified*

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? _____ yes X no

Identification of major federal programs:

<u>Assistance Listing Numbers</u>	<u>Name of Federal Program or Cluster</u>
14.871 and 14.879	Housing Voucher Cluster
20.106	Airport Improvement Program
21.027	COVID-19 American Rescue Plan Act – Local Fiscal Recovery

Dollar threshold used to distinguish between Type A and Type B programs: *\$750,000*

Auditee qualified as low-risk auditee? X yes _____ no

**CITY OF FLAGSTAFF, ARIZONA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED JUNE 30, 2022**

SECTION II – FINANCIAL STATEMENT FINDINGS

Our audit did not disclose any matters required to be reported in accordance with *Government Auditing Standards*.

SECTION III – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

Our audit did not disclose any matters required to be reported in accordance with 2 CFR 200.516(a).

**CITY OF FLAGSTAFF, ARIZONA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2022**

Federal Grantor / Pass-Through Grantor or Cluster Title	Federal Assistance Listing Number	Pass-Through Entity Identifying Number	Federal Expenditures	Pass-Through to Subrecipients
Department of Agriculture				
Passed through Arizona Department of Forestry and Fire Management:				
Cooperative Forestry Assistance - Greater Flagstaff Fuels Reduction	10.664	WFHF 18-203	\$ 27,173	\$ -
Cooperative Forestry Assistance - Resource Enhancement and Engagement Program	10.664	TREE 18-102	3,000	-
Total 10.664			<u>30,173</u>	<u>-</u>
Cooperative Forestry Assistance - Hazardous Fuels Program	10.697	WFHF 19-205	63,434	-
Cooperative Forestry Assistance - Hazardous Fuels Program	10.697	WFHF 20-202	16,662	-
Cooperative Forestry Assistance - Healthy Forest Project	10.697	NFHF 21-202	10,000	-
Total 10.667			<u>90,096</u>	<u>-</u>
Total Department of Agriculture			<u>120,269</u>	<u>-</u>
Department of Housing and Urban Development				
Direct Programs:				
CDBG - Entitlement Grants Cluster:				
Community Development Block Grant 2019-2020	14.218	N/A	48,851	48,851
Community Development Block Grant 2020-2021	14.218	N/A	176,501	27,636
Community Development Block Grant 2021-2022	14.218	N/A	405,375	365,509
Community Development Block Grant COVID - CV	14.218	N/A	195,160	184,832
Total CDBG - Entitlement Grants Cluster (14.218)			<u>825,887</u>	<u>626,828</u>
Public and Indian Housing	14.850	N/A	117,798	-
Public and Indian Housing	14.850	N/A	230	-
Public and Indian Housing	14.850	N/A	152,828	-
Public and Indian Housing	14.850	N/A	173,372	-
Public and Indian Housing	14.850	N/A	319	-
Public and Indian Housing	14.850	N/A	191,720	-
Total 14.850			<u>636,267</u>	<u>-</u>
Section 8 Project-Based Cluster:				
Lower Income Housing Assistance Program - Section 8 Moderate Rehab	14.856	N/A	92,229	-
Housing Voucher Cluster				
Section 8 Housing Choice Voucher	14.871	N/A	4,609,860	-
COVID-19 Emergency Housing Voucher	14.871	N/A	151,921	-
COVID-19 Mainstream CARES Act Funding	14.879	N/A	54,551	-
Total Housing Voucher Cluster			<u>4,816,332</u>	<u>-</u>
Public Housing Capital Fund	14.872	N/A	560,901	-
Public Housing Capital Fund	14.872	N/A	365,725	-
Total 14.872			<u>926,626</u>	<u>-</u>
Total Department of Housing and Urban Development			<u>7,297,341</u>	<u>626,828</u>
Department of Interior				
Passed through The Arizona State Parks Board:				
Sunnyside Historic Context	15.904	AZ-19-10012	20,000	-
Direct Programs:				
National Park Service	15.944	N/A	38,800	-
National Park Service Dispatch Services	15.954	N/A	5,000	-
Total Department of Interior			<u>63,800</u>	<u>-</u>
Department of Justice				
Direct Program:				
COVID-19 Coronavirus Emergency Supplemental Funding Program	16.034	N/A	5,459	-
Passed through Arizona Criminal Justice Commission:				
COVID-19 Arizona Coronavirus Emergency Supplemental Funding Program	16.034	ACESF-21-011	68,347	-
Total 16.034			<u>73,806</u>	<u>-</u>
Passed through Phoenix Police Department:				
Arizona Internet Crimes Against Children Task Force	16.543	IGA-2019-162-AG3	3,494	-
Direct Program:				
Bulletproof Vest Partnership Program	16.607	N/A	12,110	-
COPS Office Community Policing Development Micro Grants II - Officer Safety and Wellness Project	16.710	N/A	28,039	-
Passed through Arizona Criminal Justice Commission:				
Public Safety Partnership and Community Policing Grant	16.710	2017UMWX0125	31,242	-
Total 16.710			<u>59,281</u>	<u>-</u>
Direct Program:				
Justice Assistance Grant Program	16.738	N/A	-	-
Justice Assistance Grant Program	16.738	N/A	17,038	6,225
Justice Assistance Grant Program	16.738	N/A	16,927	8,202
Passed through Arizona Criminal Justice Commission:				
Edward Byrne Memorial Justice Assistance Grant Program Cycle 35	16.738	DC-22-002	71,665	-
Total 16.738			<u>105,630</u>	<u>14,427</u>
Total Department of Justice			<u>254,321</u>	<u>14,427</u>

See accompanying Notes to Schedule of Expenditures of Federal Awards.

**CITY OF FLAGSTAFF, ARIZONA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2022**

Federal Grantor / Pass-Through Grantor or Cluster Title	Federal Assistance Listing Number	Pass-Through Entity Identifying Number	Federal Expenditures	Pass-Through to Subrecipients
Department of Transportation				
<i>Direct Programs:</i>				
Airport Improvement Program - AIP 44 (Snow Removal Equipment Building Design)	20.106	N/A	49,107	-
COVID-19 CARES Act Airport Grants	20.106	N/A	2,535,044	-
COVID-19 ACRGP 47 (Coronavirus Addendum Concessions)	20.106	N/A	25,672	-
COVID-19 ARG 50 (Concessions Rent Relief)	20.106	N/A	102,687	-
Total 20.106			2,712,510	-
Highway Safety Cluster:				
<i>Passed through Arizona's Governor's Office of Highway Safety:</i>				
State and Community Highway Safety - STEP Enforcement Materials, Supplies and Equipment	20.600	2021-PTS-021	23,823	-
State and Community Highway Safety - DUI Materials Intoxilyzer	20.600	2022-AL-015	9,460	-
State and Community Highway Safety - Accident Investigation	20.600	2022-AI-004	29,041	-
State and Community Highway Safety - STEP Equipment Motorcycle	20.600	2022-PTS-024	25,559	-
Total 20.600			87,883	-
<i>Passed through Arizona's Governor's Office of Highway Safety:</i>				
State and Community Highway Safety - Youth Alcohol Enforcement	20.616	2021-405d-013	1,294	-
State and Community Highway Safety - DUI Enforcement OT	20.616	2022-405d-017	13,356	-
State and Community Highway Safety - Youth Alcohol Enforcement	20.616	2022-405d-016	13,087	-
State and Community Highway Safety - AZ Tracs Implementation Equip	20.616	2021-405c-015	32,538	-
Total 20.616			60,275	-
Total Highway Safety Cluster			148,158	-
Total Department of Transportation			2,860,668	-
Department of Treasury				
<i>Direct Programs:</i>				
COVID-19 American Rescue Plan Act - Local Fiscal Recovery	21.027	N/A	10,218,692	181,292
Institute Of Museum And Library Services				
<i>Passed through Arizona State Library, Archives and Public Records:</i>				
Grants to States - Xeriscape Garden at Tuba City	45.310	2020-0170-04	1,461	-
COVID-19 CARES Act Expanded - Accoutrements	45.310	2020-0720-22	1,723	-
COVID-19 CARES Act Expanded - Security Cameras	45.310	2020-0720-23	4,000	-
COVID-19 CARES Act Expanded - Laptops and Hotspots	45.310	2020-0720-21	2,106	-
COVID-19 American Rescue Plan Act - Allotment	45.310	2021-ARPA-21	13,109	-
Total Institute of Museum and Library Services			22,399	-
Environmental Protection Agency				
<i>Passed through Water Infrastructure Finance Authority of Arizona:</i>				
<i>Clean Water State Revolving Fund Cluster:</i>				
Flagstaff Watershed Protection Project	66.458	CW-005-2020	84,282	-
Department of Homeland Security				
<i>Direct Programs:</i>				
Assistance to Firefighters - Regional Training	97.044	N/A	67,648	-
Assistance to Firefighters Grant - COVID PPE	97.044	N/A	36,023	-
Total 97.044			103,671	-
FEMA Floodplain Management Plan	97.045	N/A	45,203	-
FEMA SAFER Hiring	97.083	N/A	269,823	-
<i>Passed through Arizona Department of Homeland Security:</i>				
Tactical Robot	97.067	20-AZDOHS-HSGP-200103-02	20,000	-
Simunition Equipment	97.067	21-AZDOHS-HSGP-210101-01	10,962	-
Total 97.067			30,962	-
Total Department of Homeland Security			449,659	-
Total Expenditures of Federal Awards			\$ 21,371,431	\$ 822,547

See accompanying Notes to Schedule of Expenditures of Federal Awards.

CITY OF FLAGSTAFF, ARIZONA
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2022

NOTE 1 BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the City of Flagstaff, Arizona under programs of the federal government for the year ended June 30, 2022. The information in this Schedule is presented in accordance with the requirements of 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City of Flagstaff, Arizona.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance for all awards with the exception of Assistance Listing 21.027, which follows criteria determined by the Department of Treasury for allowability of costs. Under these principles, certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the Schedule represents adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years.

NOTE 3 INDIRECT COST

The City did not elect the ten percent de minimus indirect cost rate.



CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAGlobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.



Honorable Mayor and Members of City Council
City of Flagstaff, Arizona
Flagstaff, Arizona

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Flagstaff, Arizona (City) as of and for the year ended June 30, 2022, and have issued our report thereon dated January 30, 2023. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America, *Government Auditing Standards*, and Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), as well as certain information related to the planned scope and timing of our audit in our engagement letter dated July 20, 2022. Professional standards also require that we communicate to you the following information related to our audit.

Significant audit findings or issues

Qualitative aspects of accounting practices

Accounting policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City of Flagstaff, Arizona are described in Note 1 to the financial statements.

As described in Note 1., the City changed accounting policies related to leases by adopting Statement of Governmental Accounting Standards Board (GASB Statement) No. 87, *Leases*, in 2022. The implementation of GASB Statement No. 87 resulted in the recording of lease assets, receivable, lease liability and a deferred inflows of resources.

We noted no transactions entered into by the entity during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- Management's estimate of the capital assets' depreciation and remaining useful lives is based on an analysis of the current rate of use of certain assets. We evaluated the key factors and assumptions used to develop depreciation and the remaining useful lives in determining that they are reasonable in relation to the financial statements taken as a whole.
- Management's estimate of the fair value of investments is based on a market comparison and value of similar type investments. We evaluated the key factors and assumptions used to develop the fair value of investments in determining that they are reasonable in relation to the financial statements taken as a whole.

- Management's estimate of the allowance for uncollectible accounts related to the City's sales tax, court revenues, and utility receivables is based on an analysis of the history of sales tax, court, and utility receivable collections. We evaluated the key factors and assumptions used to develop the allowance for uncollectible accounts related to the City's receivables in determining that it is reasonable in relation to the financial statements taken as a whole.
- Management's estimate of the Other Postemployment Benefit Liability (OPEB) is based on actuarial methods and assumptions of the substantive benefit plan. We evaluated the key factors and assumptions used to develop the OPEB liability in determining that it is reasonable in relation to the financial statements taken as a whole.
- Management's estimate of the current and long-term portion of the compensated absence liability, as well as the amounts earned and used is based on actual payouts made during the first two months of the fiscal year under audit and amounts earned and used over an average of the past two years, respectively. We evaluated the key factors and assumptions used to develop the current and long-term portion, earned, and used amounts of the compensated absence liability in determining that it is reasonable in relation to the financial statements taken as a whole.
- Management's estimate of the landfill closure and postclosure care liability is based on an engineer's estimate of landfill capacity used and projected estimated costs utilizing inflation factors. We evaluated the key factors and assumptions used to develop the estimated closure and postclosure care costs in determining that it is reasonable in relation to the financial statements taken as a whole.
- Management's estimate of the net pension liability related to the Arizona State Retirement System, Elected Officials pension plans and Public Safety Personnel Retirement System Plan benefits are based on actuarial reports prepared by other professionals. We reviewed the key assumptions used to estimate the liability in determining that they are reasonable in relation to the financial statements taken as a whole.
- Management's estimate of the net present value of the right to use assets, lease receivable, lease liability, deferred inflows of resources, lease revenue and lease expense are based on the remaining noncancellable lease term-terms (including lease options) beginning July 1, 2021 and an estimated discount rate applied to the leases as of July 1, 2021. We reviewed the key assumptions used for the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Financial statement disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. There were no particularly sensitive financial statement disclosures.

The financial statement disclosures are neutral, consistent, and clear.

Significant unusual transactions

We identified no significant unusual transactions.

Difficulties encountered in performing the audit

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

The completion of our audit was delayed due to the implementation of the new lease standards.

Uncorrected misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management did not identify and we did not notify them of any uncorrected financial statement misstatements.

Corrected misstatements

Management did not identify and we did not notify them of any financial statement misstatements detected as a result of audit procedures.

Disagreements with management

For purposes of this communication, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during our audit.

Circumstances that affect the form and content of the auditors' report

As previously communicated to you, the report was modified to include an emphasis of a matter to indicate the adoption of GASB Statement Number 87.

Management representations

We have requested certain representations from management that are included in the management representation letter dated January 30, 2023.

Management consultations with other independent accountants

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

Significant issues discussed with management prior to engagement

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

Required supplementary information

With respect to the required supplementary information (RSI) accompanying the financial statements, we made certain inquiries of management about the methods of preparing the RSI, including whether the RSI has been measured and presented in accordance with prescribed guidelines, whether the methods of measurement and preparation have been changed from the prior period and the reasons for any such changes, and whether there were any significant assumptions or interpretations underlying the measurement or presentation of the RSI. We compared the RSI for consistency with management's responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements. Because these limited procedures do not provide sufficient evidence, we did not express an opinion or provide any assurance on the RSI.

Supplementary information in relation to the financial statements as a whole

With respect to the schedule of expenditures of federal awards (SEFA) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the SEFA to determine that the SEFA complies with the requirements of the Uniform Guidance, the method of preparing it has not changed from the prior period or the reasons for such changes, and the SEFA is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the SEFA to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated January 30, 2023.

With respect to the combining nonmajor fund financial statements and the supplemental information (budgetary comparison schedules for nonmajor governmental funds and the financial data submission schedules) (collectively, the supplementary information) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period or the reasons for such changes, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated January 30, 2023.

Other information included in annual reports

Other information (financial or nonfinancial information other than the financial statements and our auditors' report thereon) is being included in your annual report and is comprised of the introductory and statistical section. Our responsibility for other information included in your annual report does not extend beyond the financial information identified in our opinion on the financial statements. We have no responsibility for determining whether such other information is properly stated and do not have an obligation to perform any procedures to corroborate other information contained in your annual report. We are required by professional standards to read the other information included in your annual report and consider whether a material inconsistency exists between the other information and the financial statements because the credibility of the financial statements and our auditors' report thereon may be undermined by material inconsistencies between the audited financial statements and other information. 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.

Our auditors' report on the financial statements includes a separate section, "Other Information," which states we do not express an opinion or any form of assurance on the other information included in the annual report. We did not identify any material inconsistencies between the other information and the audited financial statements.

* * *

This communication is intended solely for the information and use of the Honorable Mayor, members of City Council, and management of City of Flagstaff, Arizona and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Phoenix, Arizona
January 30, 2023

City of Flagstaff, Arizona Council Meeting June 30, 2022

April 18, 2023

WEALTH ADVISORY | OUTSOURCING | AUDIT, TAX, AND CONSULTING

Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor



Create Opportunities

June 30, 2022 Audit Summary

- Reports Issued
 - Governance Communication
 - Annual Comprehensive Financial Report
 - Single Audit Report
 - Passenger Facility Charge Report
 - Highway User Revenue Report
 - Annual Expenditure Limitation Report
 - HUD Real Estate Assessment Report
 - Landfill Assurance Agreed Upon Procedures
 - Court Agreed Upon Procedures



Annual Comprehensive Financial Report (ACFR)

- Unmodified (“clean”) opinion
 - Audit basic financial statements
 - Provide an in-relation-to opinion on the combining and individual nonmajor fund financial statements and schedules
 - Provide an in-relation-to opinion on the financial data submission schedules
 - Disclaim an opinion on the required supplementary information, introductory section and statistical section

ACFR

- Risk Based Approach
 - Management override of controls
 - Revenue recognition
 - ◇ Assertions: Existence and Cut-off
 - Financial close
 - New Lease Standard



Single Audit

- *Government Auditing Standards*
Report – Report on internal controls;
do not provide an opinion
 - No material weaknesses
 - No significant deficiencies

Single Audit Report

- Report on compliance for each major program, on internal control over compliance and the schedule of federal expenditures
 - Provide an opinion on compliance
 - Do not provide an opinion on controls, but report on controls
 - Provide an in-relation-to opinion on the schedule of federal expenditures



Single Audit Report

- Major Programs Tested
 - 14.871 and 14.879 – Housing Voucher Cluster (\$4,816,332)
 - 20.106 – Airport Improvement Program (\$2,712,510)
 - 21.027 – ARPA – Local Fiscal Recovery (\$10,218,692)
- Schedule of Expenditures of Federal Awards
 - Total Federal Awards Expended: \$27,371,431
 - Total Coverage: 65%
- Results
 - Unmodified (“clean”) opinion
 - No significant deficiencies or material weaknesses over compliance



Passenger Facility Charge (PFC) Audit

- Report on compliance for the use of passenger facility charges and on internal control over compliance and the schedule of PFC expenditures
 - Provide an opinion on compliance
 - Do not provide an opinion on controls, but report on controls
 - Provide an in-relation-to opinion on the schedule of PFC expenditures



Highway User Revenue Fund (HURF)

- Provide an examination opinion on compliance with Arizona Revised Statutes
- Select a sample of:
 - Accounts payable disbursements
 - Payroll and payroll related disbursements
 - Transfers
- Issued a clean opinion, no findings



Agreed Upon Procedures

- Issued a clean opinion, no findings
- Test specific attributes outlined in the agreed upon procedures
- Landfill Assurance
- HUD REAC Assessment
- AZ Supreme Court Minimum Accounting Standard

GASB Pronouncements Implemented in 2022

GASB Statement No. 87, Leases – The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments’ financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments’ leasing activities.

The Requirements of this statement are effective for reporting periods beginning after **December 15, 2020**. Based on our preliminary review of this Statement, the standard would require the City to record a liability and an intangible right-to-use lease asset for all non-current (greater than 12 months) leases. There would be little or no change in existing capital leases. The impact of recording the new liabilities on the City’s legal debt margins and coverage calculations would require review and discussion with the City legal, accounting and financial advisors.



Ann Fang, CPA

Manager

Ann.Fang@CLAconnect.com

WEALTH ADVISORY | OUTSOURCING | AUDIT, TAX, AND CONSULTING

Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor



Create Opportunities

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and Council
From: Brandi Suda, Finance Director
Co-Submitter: Brandi Suda, Finance Director
Date: 04/13/2023
Meeting Date: 04/18/2023



TITLE

Discussion on Public Notice of a Possible Primary Property Tax Levy Increase

STAFF RECOMMENDED ACTION:

Discuss and receive direction from City Council related to posting a Public Notice related to a possible Primary Property Tax Levy (revenues) increase.

EXECUTIVE SUMMARY:

City staff is seeking Council direction on posting a 60-day website notice related to Primary Property Tax. A notice is required to be posted on the City website and distributed through social media at least 60 days prior to adoption of a new tax or fee, or an increase in the rate of a tax or fee, per A.R.S. Section 9-499.15 ("60-day notice"). The City must post the 60-day notice in the event Council would be considering adoption of either an increase in either the Primary Property Tax levy (revenues) or the Primary Property Tax rate.

If Council gives direction to increase our Primary Property Tax levy (revenues) the City is required to publish Truth in Taxation notices in the local newspaper, per A.R.S. Section 42-17107. City staff is asking Council if they would like to provide a 60-notice. Posting the 60-day notice on the City's website does not commit the City to increase the levy.

INFORMATION:

City staff is seeking City Council direction on whether it desires to post a 60-day notice on the City's website prior to consideration of adoption of an increase in the Primary Property Tax levy (revenues).

Arizona's statutes allow cities to increase their Primary Property Tax levy (revenues) by 2% annually, excluding new construction added to the assessment rolls. If the cities do not utilize the maximum allowable levy, the increase is available in future years in addition to 2% allowed annually. The City did not assess the increase levy since FY 2019-2020, and therefore we are allowed to increase the levy up to 8%, \$590,000 for the next fiscal year.

Arizona Revised Statutes Section 9-499.15 requires posting of a 60-day notice on the City website and social media if the City proposes to impose a new tax or fee, or increase the rate of an existing tax or fee. The public notice includes posting on our website and social media. The deadline to post the notice is April 21, 2023.

The current Primary Property Tax rate is 0.6954 per net assessed valuation and the maximum allowable rate, with the 8% levy increase, is \$.7180 per net assessed valuation.

Arizona Revised Statutes Section 42-17107 requires publication of Truth in Taxation notices in the local newspaper if the City considers increasing our Primary Property Tax levy (revenues) by any amount above the prior year's levy plus new construction. Should Council give direction at the April Budget Retreat to increase the levy the publication requirements will begin late May. The process will include posting a notice in our local newspaper twice as well as a public hearing during budget adoption.

The current City Manager budget proposal will be discussed on April 27 and 28, 2023 at the Budget Retreat. The proposal does not include a recommendation to increase the Primary Property Tax levy. During the retreat, the City Council will have the ability to provide direction to amend the proposed budget. Decisions could include balancing the proposal by adding items to fund with potential offsets of deleting items that are currently proposed. In addition, the Council could propose a Primary Property Tax levy increase, up to 8%, to fund additional items or programs at the Council's request.

If the Council would like to discuss the option of increasing the Primary Property Tax levy at the Budget Retreat, staff recommends posting a 60-notice on the City website and through social media. As part of the posting we would provide the public with information to be considered at the Budget Retreat.

Attachments: [Presentation](#)

Discussion on Notice of Primary Property Tax Increase

City Council April 18, 2023





Primary Property Taxes - Statutes

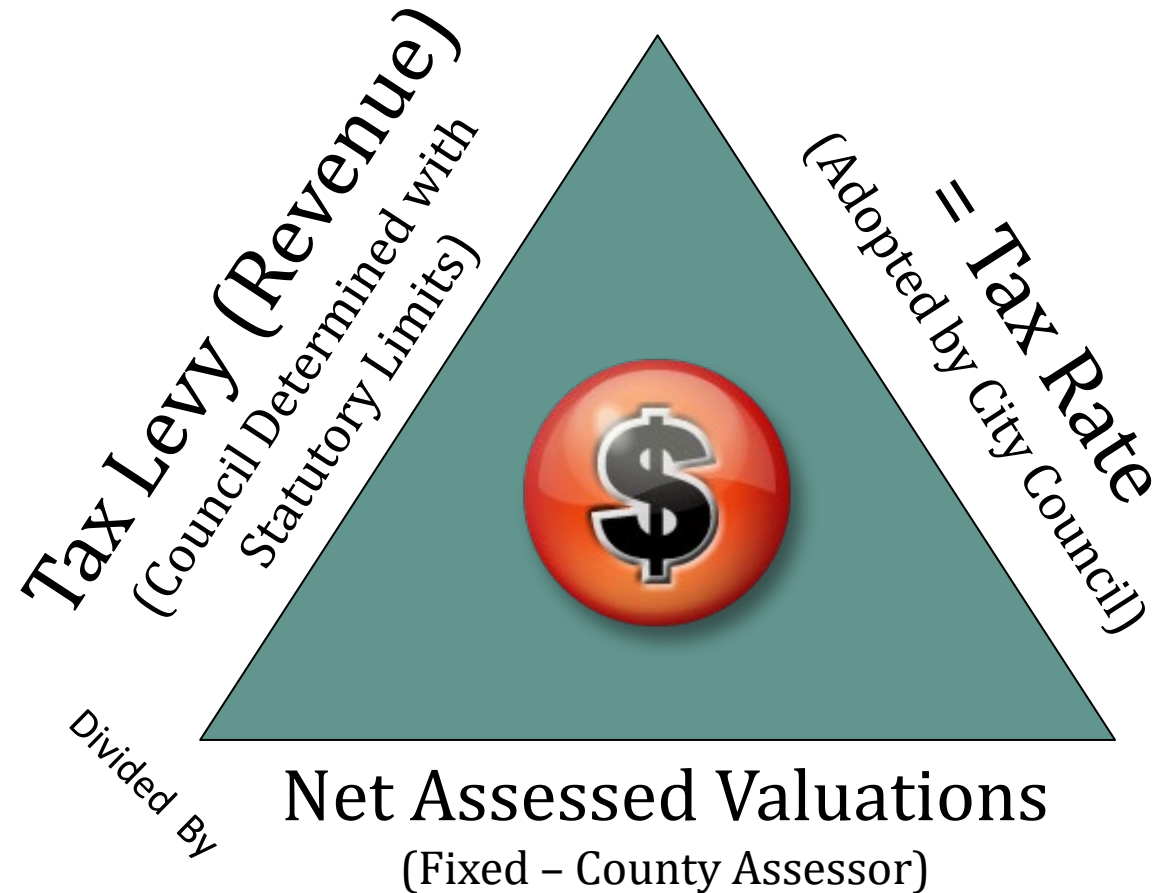
- AZ Statute 42-17051: Allows municipalities an annual 2% increase in Primary Property Tax Levy, plus new construction.
- AZ Statute 15-1461.01, Truth in Taxation: If municipalities increase their levy, rules for advertising in local paper and public hearing apply
- AZ Statute 9-499.15: Related to new or increase taxes or fees, sets forth requirements to post public notice 60-days prior to adoption



Primary Property Taxes

Anatomy of Primary Property Taxes

$$\text{Tax Levy (Revenue)} / \text{Net Assessed Valuation (NAV)} = \text{Tax Rate}$$





Primary Property Taxes

Anatomy of Primary Property Taxes

$$\begin{array}{l} \text{Tax Levy (Revenue)} \\ \text{(Council Determines with in Limits)} \end{array} = \begin{array}{l} \text{Net Assessed Valuations} \\ \text{(Fixed - County Assessor)} \end{array} \times \begin{array}{l} \text{Tax Rate} \\ \text{(Adopted by Council)} \end{array}$$

In years of increasing Net Assessed Valuations

$$\begin{array}{l} \text{Tax Levy (Revenue)} \\ \text{(Council Determines with in Limits)} \end{array} = \begin{array}{c} \uparrow \\ \text{Net Assessed Valuations} \\ \text{(Fixed - County Assessor)} \end{array} \times \begin{array}{c} \downarrow \\ \text{Tax Rate} \\ \text{(Adopted by Council)} \end{array}$$

In years of decreasing Net Assessed Valuations

$$\begin{array}{l} \text{Tax Levy (Revenue)} \\ \text{(Council Determines with in Limits)} \end{array} = \begin{array}{c} \downarrow \\ \text{Net Assessed Valuations} \\ \text{(Fixed - County Assessor)} \end{array} \times \begin{array}{c} \uparrow \\ \text{Tax Rate} \\ \text{(Adopted by Council)} \end{array}$$



Net Assessed Property Values

- Determined by the County Assessor's Office
- Values based on valuation in late 2021 for Tax Year 2023
- Limited assessed value is used to calculate both the primary and secondary property tax per State Statutes
- Limited assessed value is limited to maximum 5% increase per year for most real property
- New construction .4%, \$3.8M Net Assessed Value

	Tax Year 2022 (FY 2022-23)	Tax Year 2023 (FY 2023-24)	Change
Limited Net Assessed Value	\$ 1,025,839,285	\$ 1,079,225,196	5.2%
Full Cash Net Assessed Value	\$ 1,229,276,002	\$ 1,485,788,250	20.9%



Primary Property Tax

- City Council Adopts the Tax Rate to match the Levy
 - Council could choose to approve flat, decreased or increased levy
- Impacts to property owners based on change in NAV

	Tax Rate	Tax Levy
Current Tax Levy <i>FY 2022-23 Adopted</i>	0.6954	\$ 7,133,686
Flat Levy (+ New Construction) <i>No Truth in Taxation or 60-day notice</i>	0.6633	\$ 7,158,501
Maximum Levy Allowed (up to 8%) <i>Truth in Taxation and 60-day notice</i>	0.7180	\$ 7,748,837 <i>Up to +\$590,336</i>



Primary Property Tax

- Current City Manager Budget Proposal is for a flat levy
- Primary Property Tax goes to the General Fund
- During the April Retreat, the Council could give direction to increase the levy to fund additional operations as desired
- Posting a notice does not require a levy increase.

Does the City Council want staff to post a 60-day notice for the available increase in the Primary Property Tax Levy?