CITY OF
WEST ST. PAUL

COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Fiscal Year Ended December 31, 2019

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COMPREHENSIVE ANNUAL FINANCIAL REPORT

OF THE

CITY OF WEST ST. PAUL, MINNESOTA

FOR THE FISCAL YEAR ENDED
DECEMBER 31, 2019

Prepared by the Finance Department
of the City of West St. Paul, Minnesota

Char Stark
Director of Finance

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City of West St. Paul, Minnesota
Comprehensive Annual Financial Report
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For the Year Ended December 31, 2019

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INTRODUCTORY SECTION

CITY OF WEST ST. PAUL
WEST ST. PAUL, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2019

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CITY OF
WEST ST. PAUL

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June 18, 2020

To the Honorable Mayor, City Council, City Manager and
To the Citizens of West St. Paul, Minnesota:

The Comprehensive Annual Financial Report (CAFR) of the City of West St. Paul (the City) for the year ended December 31, 2019, is submitted herewith.

INTRODUCTION

As in past years, this comprehensive annual financial report is presented in three sections: Introductory, Financial, and Statistical. The Introductory Section includes this letter of transmittal, a copy of our most recent Certificate of Achievement, an organizational chart and a list of the City's principal elected and appointed officials.

Pursuant to the City Financial Reporting Act of 1978, the City's Finance Officer is required to prepare the CAFR, which is then to be attested to by an external auditor. Accordingly, this report has been prepared by the City's Finance Director. This report consists of management's representations concerning the finances of the City of West St Paul. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established an internal control framework that is designed both to protect the government's assets from loss, theft or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformance with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the City's framework of internal controls has been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement. As management, it is asserted that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

These financial statements have been audited by the certified public accounting firm of Abdo, Eick & Meyers, LLP. Their opinion is the first item in the Financial Section. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended December 31, 2019, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon that audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended December 31, 2019 are fairly presented in conformity with GAAP.

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

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PROFILE OF THE CITY OF WEST ST. PAUL

The City of West St. Paul was incorporated in 1889 and is located in the Twin Cities metropolitan area of Minnesota, immediately adjacent to the State Capitol of St. Paul. With a population of 19,504 (based upon the 2010 Census), it is situated in the northern-most area of Dakota County, one of the fastest growing counties in the State of Minnesota. Although the City has a geographic area of only five square miles and is, for the most part, fully developed, it represents a major regional retail center. The majority of retail sales take place along a 2.5 mile, four-lane major state trunk highway known as South Robert Street that bisects the City. Nearly the entire length of this street is devoted to retail stores, shopping centers and restaurants.

The City operates under the council-manager form of government. Policy-making and legislative authority are vested in the City Council, consisting of a Mayor and six elected Councilmembers. The City Council is responsible for passing ordinances, adopting budgets, appointing committees and hiring both the City Manager and the City Attorney, among other things. The City Manager is responsible for carrying out the policies and ordinances of the City Council, for overseeing the day-to-day operations of the City and for appointing the heads of the various operating departments. The City Council is elected on a non-partisan basis. Councilmembers are elected for four-year, staggered terms, with three Councilmembers being elected every two years. The Mayor is elected for a two-year term. The City is divided into three wards and two Councilmembers are elected from each ward. The Mayor is elected at-large.

The City provides a full range of governmental services, including police protection, construction and maintenance of local streets and other infrastructure, recreational and community development activities. Certain community development services are provided through a legally separate Economic Development Authority (EDA), which functions, in essence, as a City operation since the EDA Board is composed of the Mayor and City Council. Therefore, the activities of the EDA have been included as part of these financial statements as a special revenue fund. Fire protection services are provided through a contract with South Metro Fire Department, a joint venture with the City of South St. Paul.

The annual budget serves as the foundation for the City's financial planning and control. All departments of the City are required to submit their requests for appropriations (spending authority) to the City Manager each June. The City Manager, in cooperation with the Finance Director, uses these requests as a starting point for developing the proposed budget during July of each year. The City Manager then presents this proposed budget to the City Council in August. The City Council reviews the proposed budget, holds public hearings to receive public input and then adopts a final budget in December. The adopted budget document is prepared by fund and function. The City Manager may transfer appropriations within any given department, but any transfers between departments or funds must be presented to and approved by the City Council. This CAFR provides budget-to-actual comparisons for the General Fund and for the EDA special revenue fund on pages 51 and 53.

PROMOTING AND PRESERVING A COMMUNITY OF EXCELLENCE BY THE
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ECONOMIC CONDITION AND OUTLOOK

As a mature, first-ring suburb of St. Paul, the City of West St. Paul recognizes the importance of redevelopment to its long-term vitality and has, therefore, made extraordinary efforts in this area. Residential and commercial activities include:

New businesses that opened for operations in 2019 include: Sola Salon, Southview Animal Hospital Thai Pepper, Hamburgesas El Gordo, Just Paws Pet Salon, Tokyo Sushi, FoodSmith, Michoacan a Pedir de Boca Ice Cream Ship, MNPRO Systems

Business expansions/remodels completed include: Target, Walmart, McDonalds, Taco Bell, Arby's, Beirut Restaurant.

Developers agreements that have been approved by the City in 2019, Oppidan-redevelopment of the City's golf course property; Suite Living Retirement Homes; The Winslow.

Building Permits Issued: 1,654 for an increase in new market value of $36,362,150. Of these permits, 5 were for new single family homes.

MAJOR INITIATIVES

During 2019, the City of West St. Paul continued its efforts at capital planning and replacement, infrastructure maintenance and other long-term concerns. Included among these efforts were the following:

Street Reconstruction Program 2019 program consisted of road improvements for the following streets:
Livingson Ave.-From Thompson Ave. to Mendota Road (1.25miles)
Wentworth Ave.-Dakota County led project-From Delaware Ave. to Humboldt Ave. (1mile)

New Trails/walks:
Added 1 mile of sidewalk along Livingston Ave between Wentworth Ave and Mendota Rd.
Added 1.5 miles of trail along Wentowrth Ave. between Delaware Ave. and Humboldt Ave.
Added .5 miles of trail along Marie Ave. between Robert St. and Oakdale Ave.
Added 1 mile of trail along Oakdale Ave. between Mendota Rd. to Wentworth Ave.

Proposed Redevelopment Areas – The Economic Development Authority (EDA) has identified several areas to concentrate their redevelopment efforts. Staff continues to identify proposed projects for these areas, analyzing the costs associated with the projects and the timelines for redevelopment.

LONG TERM FINANCIAL PLANNING AND POLICIES

The City of West St Paul recognizes the need to plan for the future. Because the City, for the most part, is fully developed, consideration is given to redevelopment. As with other aging suburbs, the City is challenged by deteriorating infrastructure and lack of growth in overall market value to provide resources for repairs and replacements. In 2018, the City presented its tenth annual Capital Improvement Plan (CIP)

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to aid in identifying infrastructure needs at least ten years in advance. The 2019-2028 CIP includes planned projects for streets, parks, sewer system and City facilities.

The City also prepares an annual Capital Equipment Plan (CEP). Department heads take part in this process to estimate capital equipment needs for the next ten years. Together the CIP and CEP provide information needed to develop a plan that will sustain or expand City services while keeping property taxes stable.

The City continually reviews its existing debt structure – seeking ways to reduce the overall obligation. It is a goal of the City to plan debt issues to coincide with the retirement of existing debt. The City currently has debt issues and retirements planned through the year 2035.

Another tool utilized by the City for long-term financial planning is its Fund Balance Policy. The policy dictates that the General Fund shall maintain an unassigned fund balance of at least 52.5% of the subsequent year's expenditures. This policy essentially provides for cash flow while awaiting tax payments in July and December of the year. By utilizing the fund balance, the City avoids the extra cost of borrowing to meet its short term obligations.

CERTIFICATE OF ACHIEVEMENT

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of West St Paul for its CAFR for the fiscal year ended December 31, 2017. This was the twenty-ninth consecutive year the City's CAFR has received this prestigious award beginning with the first award in 1987. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized CAFR. The 2017 report satisfied both GAAP and all applicable legal requirements.

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

BOND RATING

In June of 2018, the City issued General Obligation bonds. Standard and Poor's (S&P) was asked to rate the creditworthiness of the bonds. S&P rated the bonds AA. The rating maintains the higher step that was awarded in 2009. This bond rating signals the financial markets that the City's current financial condition is strong and that the framework to continue to improve is in place.

ACKNOWLEDGEMENTS

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the City of West St. Paul and the City's Finance Department. Special thanks also go to the staff of Abdo, Eick & Meyers, LLP, Ltd. for their advice and counsel in the preparation of this CAFR.

Respectfully submitted,

Char Stark
Finance Director

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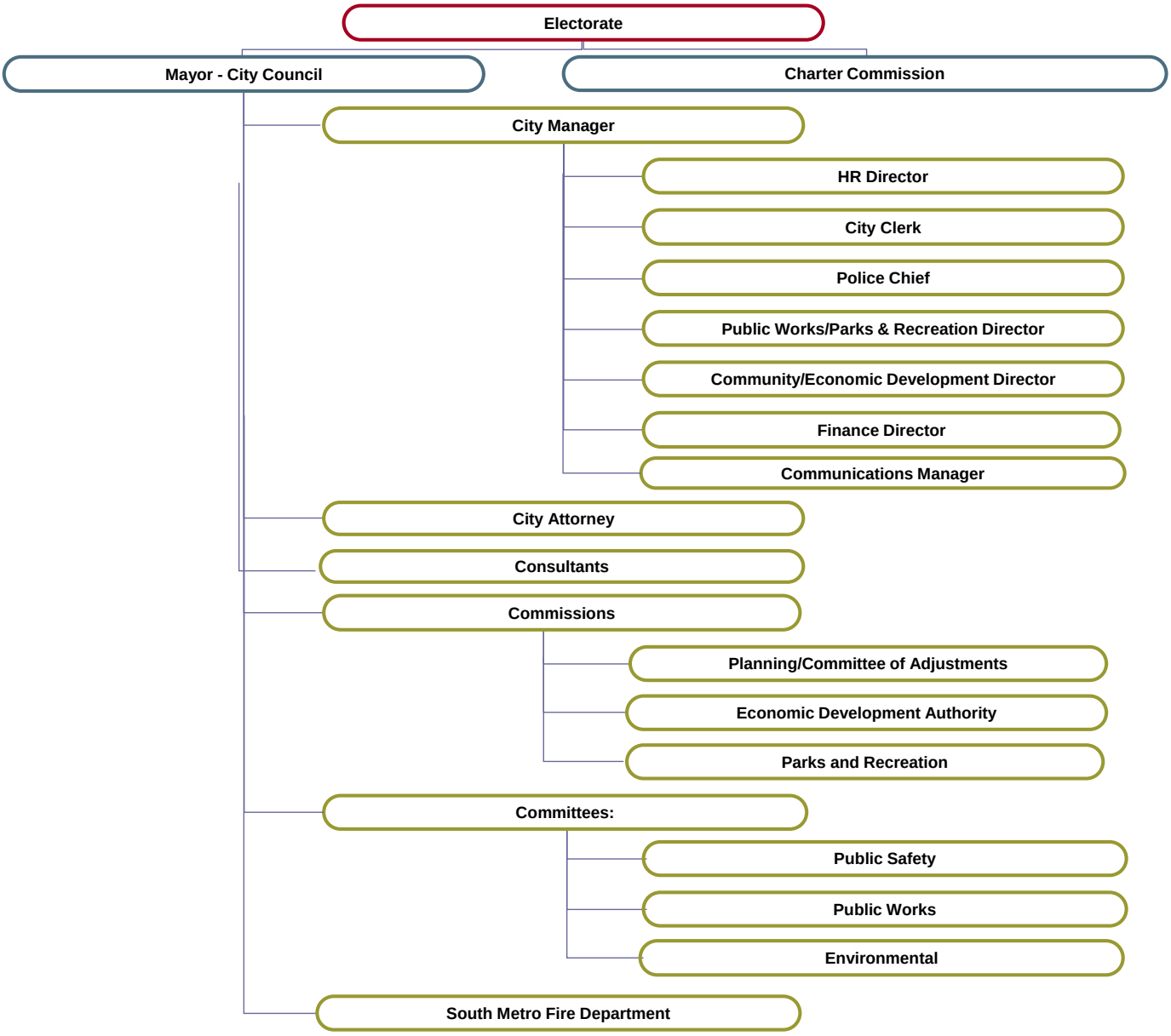
Respectfully submitted,

Char Stark
Finance Director

City of West Saint Paul



City of West St. Paul, Minnesota
Elected and Appointed Officials
For the Year Ended December 31, 2019

ELECTED

Name	Title	Term Expires
Dave Napier	Mayor	12/31/20
Wendy Berry	Council Member	12/31/22
Lisa Eng-Sarne	Council Member	12/31/20
Anthony Fernandez	Council Member	12/31/20
John Justen	Council Member	12/31/22
Bob Pace	Council Member	12/31/20
Dick Vitelli	Council Member	12/31/22

APPOINTED

Name	Title
Ryan Schroeder	City Manager
Sherrie Le	Assistant City Manager/Human Resources
Char Stark	Director of Finance/City Treasurer
Brian Sturgeon	Police Chief
Ross Beckwith	Director Parks and Recreations & Public Works
Jim Hartshorn	Community/Economic Development Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of West St. Paul
Minnesota

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

CITY OF WEST ST. PAUL
WEST ST. PAUL, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2019

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ABDO EICK & MEYERS LLP
Certified Public Accountants & Consultants

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Council
City of West St. Paul, Minnesota

Report on the Financial Statements

We have audited the accompanying financial statements of governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of West St. Paul, Minnesota (the City), as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City as of December 31, 2019, and the respective changes in financial position and, where applicable, cash flows thereof and the budgetary comparison for the General fund and the Economic Development Authority fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

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Other Matters

Required Supplementary Information

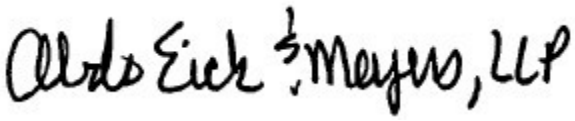
Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis starting on page 25 and the Schedules of Employer's Share of the Net Pension Liability, the Schedules of Employers Contributions, the related note disclosures, the Schedule of Changes in Net Pension Liability (Asset) and Related Ratios and the Schedule of Changes in the City's Other Postemployment Benefits Liability and Related Ratios starting on page 96 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and is also not a required part of the basic financial statements.

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

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



ABDO, EICK & MEYERS, LLP
Minneapolis, Minnesota
June 18, 2020

People + Process.
Going Beyond the Numbers

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Management's Discussion and Analysis

As management of the City of West St. Paul, Minnesota, (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 December 31, 2019.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $44,880,181 (net position). Of this amount, $12,344,208 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.

- The City's total net position increased $3,712,159. Of the total, governmental activities increased $2,489,789 and business-type activities increased $1,222,370. The increase in the governmental activities was due to a decrease in the pension liability and an increase in property tax revenue. The increase in business-type activities was due to a surplus of operating revenues over expenses.

- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $25,377,544.

- At the end of the current fiscal year, unassigned fund balance for the General fund was $8,977,398, or 64.4 percent of total 2019 General fund expenditures.

Overview of the Financial Statements

This discussion and analysis is 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.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of combining and individual fund financial statements and schedules that further explains and supports the information in the financial statements. Figure 1 shows how the required parts of this annual report are arranged and relate to one another. In addition to these required elements, we have included a section with combining and individual fund financial statements and schedules that provide details about nonmajor governmental funds, which are added together and presented in single columns in the basic financial statements.

Figure 1
Required Components of the
City's Annual Financial Report

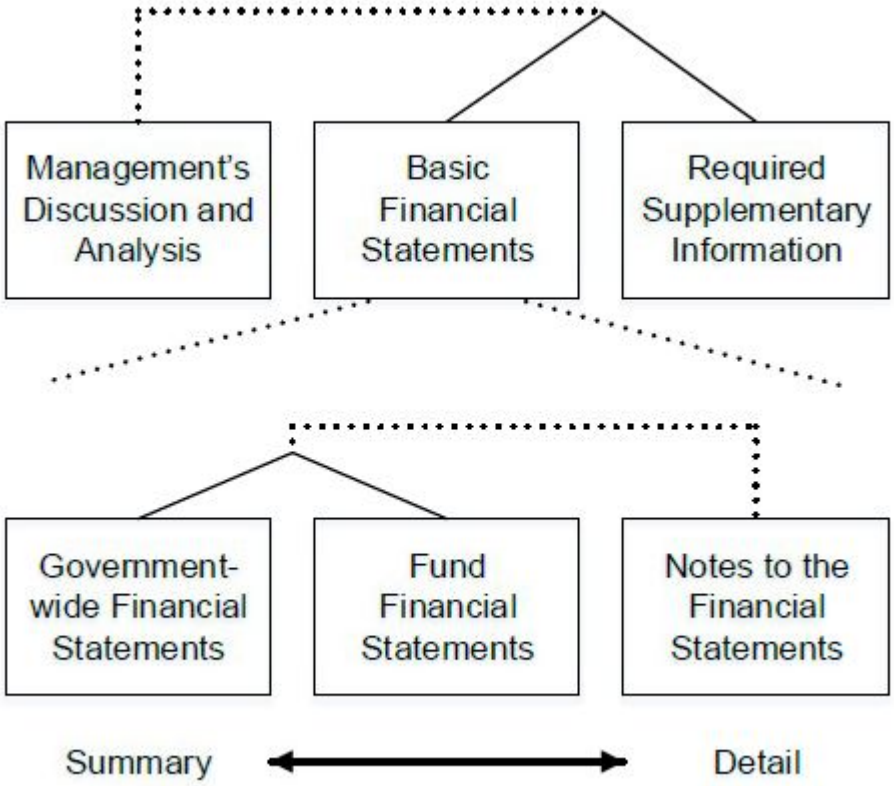


Figure 2 summarizes the major features of the City's financial statements, including the portion of the City government they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

Figure 2
Major Features of the Government-wide and Fund Financial Statements

		Fund Financial Statements	
	Government-wide Statements	**Governmental Funds**	**Proprietary Funds**
Scope	Entire City government (except fiduciary funds) and the City's component units	The activities of the City that are not proprietary or fiduciary, such as police, fire and parks	Activities the City operates similar to private businesses, such as the water and sewer system
Required financial statements	• Statement of Net Position • Statement of Activities	• Balance Sheet • Statement of Revenues, Expenditures, and Changes in Fund Balances	• Statement of Net Position • Statement of Revenues, Expenses and Changes in Fund Net Position • Statement of Cash Flows
Accounting basis and measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus	Accrual accounting and economic resources focus
Type of asset/liability information	All assets and liabilities, both financial and capital, and short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets included	All assets and liabilities, both financial and capital, and short-term and long-term
Type of deferred outflows/inflows of resources information	All deferred outflows/inflows of resources, regardless of when cash is received or paid	Only deferred outflows of resources expected to be used up and deferred inflows of resources that come due during the year or soon thereafter; no capital assets included	All deferred outflows/inflows of resources, regardless of when cash is received or paid
Type of inflow/outflow information	All revenues and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter	All revenues and expenses during the year, regardless of when cash is received or paid

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 of the City's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference reported as *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 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 (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenue (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, public works (streets and highways), culture and recreation, economic development and interest on long-term debt. The business-type activities of the City include storm sewer, sewer, and recreation.

The government-wide financial statements start on page 39 of this report.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local government, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds and fiduciary 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 by 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, fourteen of which are Debt Service funds and three of which are TIF Funds. 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, Economic Development Authority fund, Debt Service funds, Permanent Improvement Revolving fund and the TIF Districts fund, which are considered to be major funds. Data from the other nine governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements or schedules* elsewhere in this report.

The City adopts an annual appropriated budget for its General and Economic Development Authority funds. A budgetary comparison statement has been provided for the General fund and the Economic Development Authority fund to demonstrate compliance with this budget.

The basic governmental fund financial statements start on page 44 of this report.

Proprietary Funds. *Proprietary funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for its storm sewer, sewer, and recreation activities.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for each of the enterprise funds which are considered to be major funds of the City.

The basic proprietary fund financial statements start on page 54 of this report.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements start on page 61 of this report.

Required Supplementary Information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's progress in funding its obligation to provide pension and OPEB benefits to its employees. Required supplementary information can be found starting on page 96 of this report.

Other Information. The combining statements referred to earlier in connection with nonmajor governmental funds is presented following the notes to the financial statements. Combining and individual fund statements and schedules start on page 102 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $44,880,181 at the close of the most recent fiscal year.

The largest portion of the City's net position (58.3 percent) reflects its investment in capital assets (e.g., land, buildings, machinery and equipment); less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of West St. Paul's Summary of Net Position

	Governmental Activities			Business-type Activities		
	2019	2018	Increase (Decrease)	2019	2018	Increase (Decrease)
Assets						
Current and other assets	$ 29,666,008	$ 24,073,736	$ 5,592,272	$ 7,333,724	$ 6,173,434	$ 1,160,290
Capital assets	59,419,440	58,324,895	1,094,545	21,673,696	21,451,817	221,879
Total Assets	89,085,448	82,398,631	6,686,817	29,007,420	27,625,251	1,382,169
Deferred Outflows of Resources						
Deferred pension resources	3,414,987	4,729,721	(1,314,734)	36,859	82,591	(45,732)
Deferred other postemployement benefits	196,496	133,074	63,422	15,632	10,980	4,652
Total Deferred Outflows of Resources	3,611,483	4,862,795	(1,251,312)	52,491	93,571	(41,080)
Liabilities						
Noncurrent liabilities outstanding	57,002,203	54,268,270	2,733,933	11,026,656	10,727,662	298,994
Other liabilities	3,269,102	1,907,342	1,361,760	447,980	608,398	(160,418)
Total Liabilities	60,271,305	56,175,612	4,095,693	11,474,636	11,336,060	138,576
Deferred Inflows of Resources						
Deferred pension resources	5,051,921	6,201,898	(1,149,977)	78,799	98,656	(19,857)
Net Position						
Net investment in capital assets	14,907,996	14,637,278	270,718	11,252,882	13,484,035	(2,231,153)
Restricted	6,308,095	5,770,993	537,102	67,000	-	67,000
Unrestricted	6,157,614	4,475,645	1,681,969	6,186,594	2,800,071	3,386,523
Total Net Position	$ 27,373,705	$ 24,883,916	$ 2,489,789	$ 17,506,476	$ 16,284,106	$ 1,222,370

An additional portion of the City's net position ($6,375,095) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position ($12,344,208) may be used to meet the City's ongoing obligations to citizens and creditors.

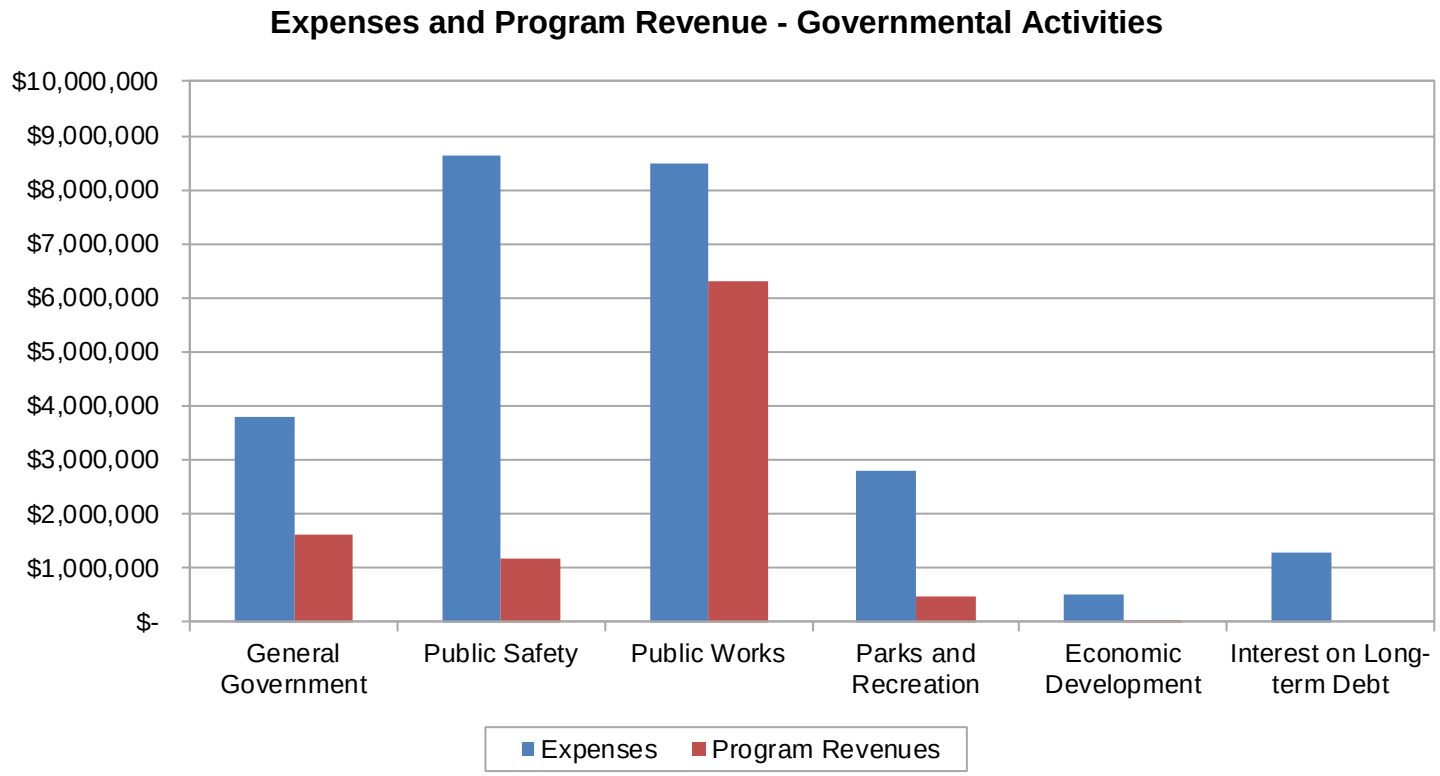
At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position for governmental and business-type activities.

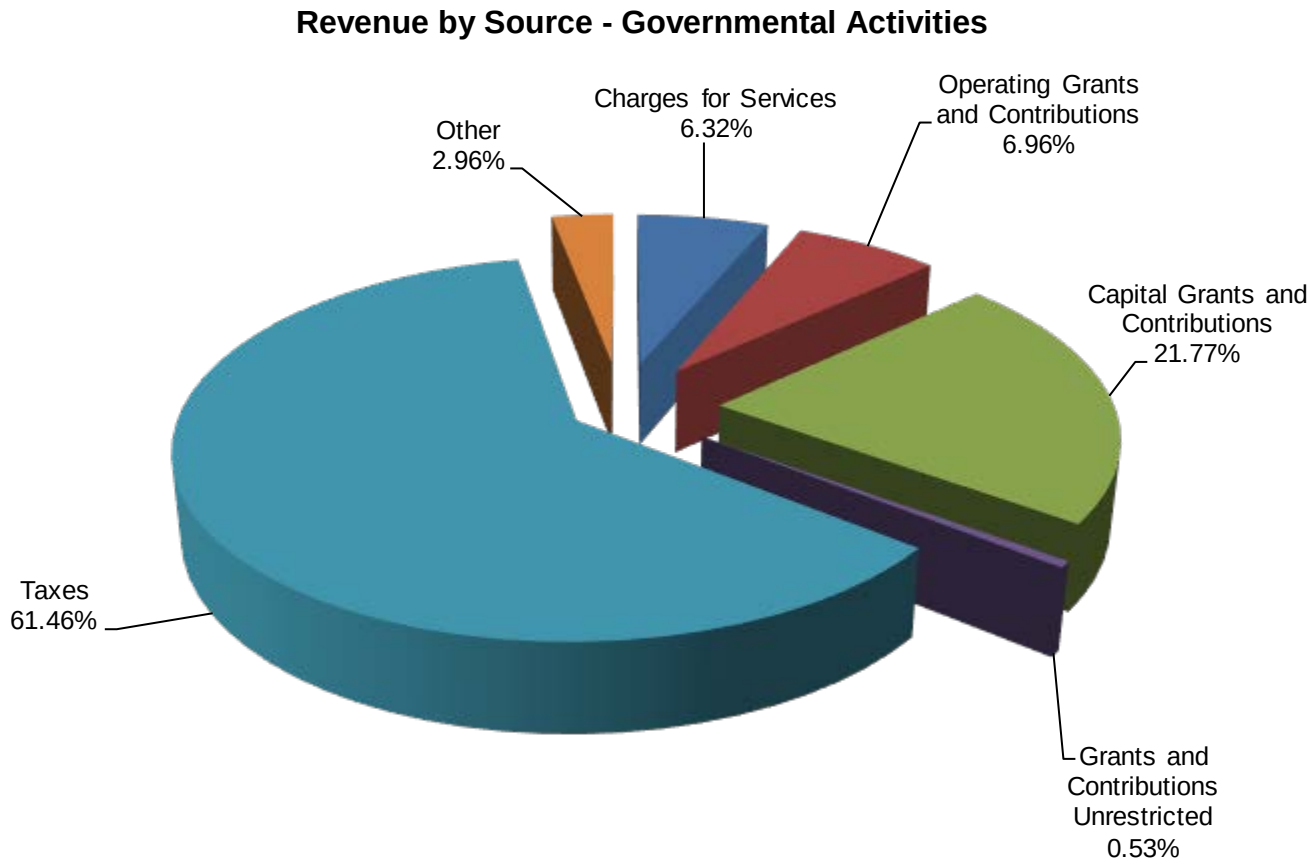
City of West St. Paul's Changes in Net Position

Governmental Activities. Governmental activities increased the City's net position by $2,489,789. The main reason for the increase was due to expenses a decrease in the pension liability and an increase in tax revenue. Other key elements of the changes are as follows:

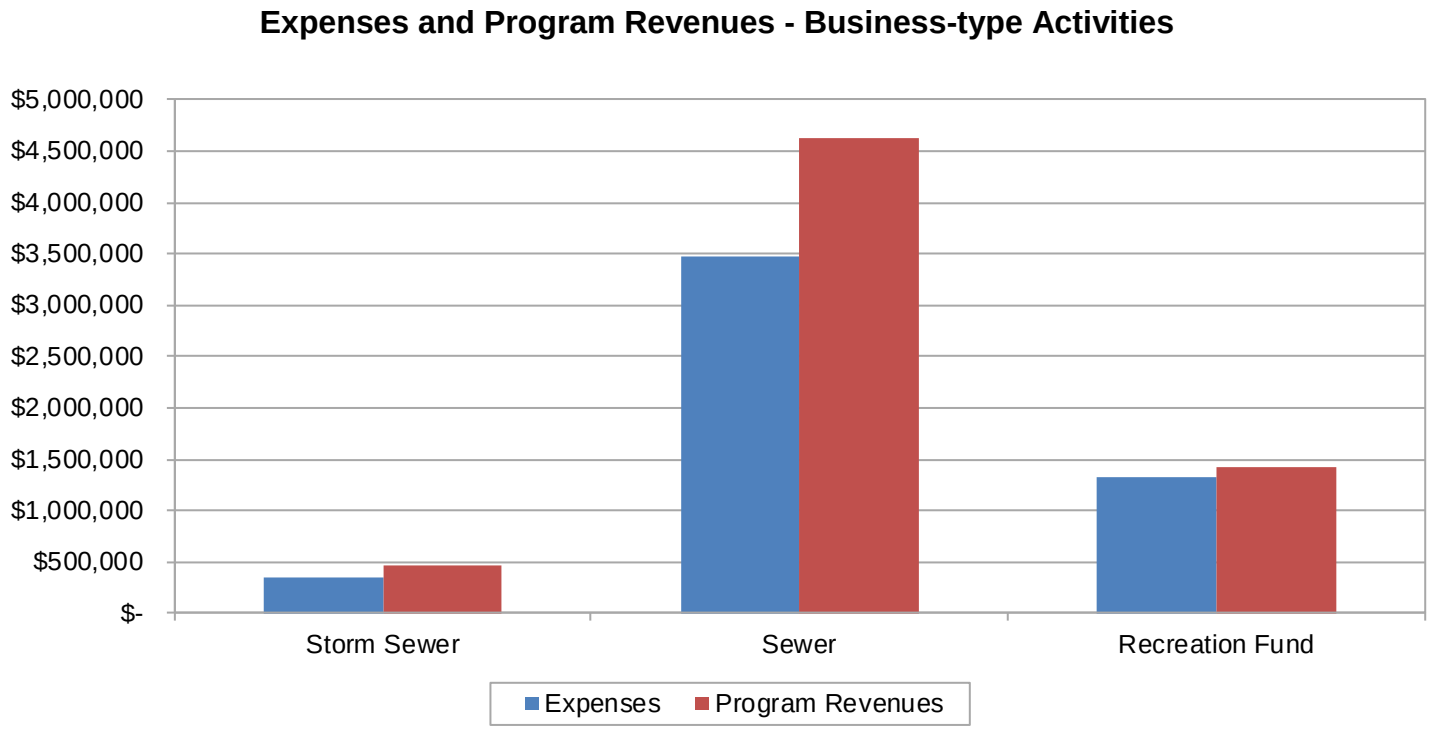
	Governmental Activities			Business-type Activities		
	2019	2018	Increase (Decrease)	2019	2018	Increase (Decrease)
Revenues						
Program Revenues						
Charges for services	$ 1,728,820	$ 1,716,568	$ 12,252	$ 5,901,174	$ 5,439,570	$ 461,604
Operating grants and contributions	1,904,064	1,985,896	(81,832)	226,558	72,420	154,138
Capital grants and contributions	5,957,178	1,743,167	4,214,011	370,027	65,212	304,815
General revenues						
Taxes						
Property taxes	15,392,049	13,830,174	1,561,875	332,224	584,708	(252,484)
Tax increment	240,654	261,993	(21,339)	-	-	-
Franchise and other	1,182,809	1,085,443	97,366	-	-	-
Grants and contributions not restricted to specific programs	144,361	111,861	32,500	-	-	-
Unrestricted investment earnings	741,916	182,238	559,678	162,563	29,179	133,384
Gain on sale of capital assets	9,971	28,004	(18,033)	20,000	-	-
Miscellaneous	56,999	28,485	28,514	7,395	18,727	(11,332)
Total Revenues	27,358,821	20,973,829	6,384,992	7,019,941	6,209,816	810,125
Expenses						
General government	3,782,687	4,222,701	(440,014)	-	-	-
Public safety	8,638,648	7,513,679	1,124,969	-	-	-
Public works	8,478,627	7,043,080	1,435,547	-	-	-
Parks and recreation	2,807,291	1,257,105	1,550,186	-	-	-
Miscellaneous	503,616	999,115	(495,499)	-	-	-
Interest on long-term debt	1,308,163	1,226,640	81,523	-	-	-
Storm sewer	-	-	-	346,263	432,327	(86,064)
Sanitary sewer	-	-	-	3,471,635	3,459,654	11,981
Golf course	-	-	-	4,627	18,548	(13,921)
Civic center arena	-	-	-	440,811	402,459	38,352
Swimming pool	-	-	-	103,887	80,738	23,149
Regional athletic center	-	-	-	780,348	752,619	27,729
Total Expenses	25,519,032	22,262,320	3,256,712	5,147,571	5,146,345	1,226
Increase (Decrease) in Net Position Before Transfers	1,839,789	(1,288,491)	3,128,280	1,872,370	1,063,471	808,899
Transfers - Capital Assets	-	(1,423,266)	1,423,266	-	1,423,266	(1,423,266)
Transfers (Net)	650,000	1,189,000	(539,000)	(650,000)	(1,189,000)	539,000
Change in Net Position	2,489,789	(1,522,757)	4,012,546	1,222,370	1,297,737	(75,367)
Net Position, January 1	24,883,916	26,406,673	(1,522,757)	16,284,106	14,986,369	1,297,737
Net Position, December 31	$ 27,373,705	$ 24,883,916	$ 2,489,789	$ 17,506,476	$ 16,284,106	$ 1,222,370

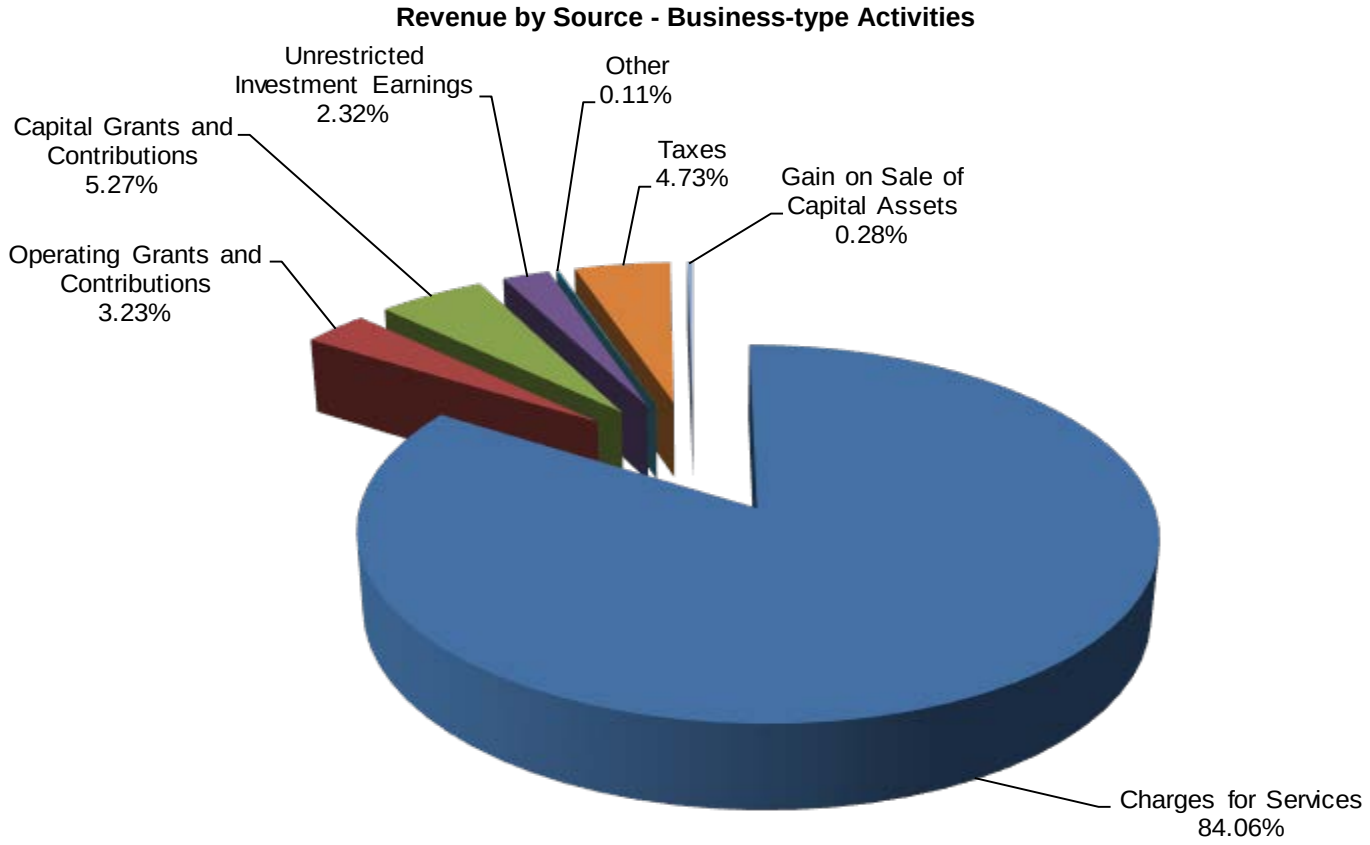
The following graph depicts various governmental activities and shows the revenue and expenses directly related to those activities.





Business-type Activities. Business-type activities increased the City's net position by $1,222,370. The main reason of this increase was due to operating revenue over operating expenses. Other key elements of the changes are as follows:





Financial Analysis of the Government'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 *spendable* resources. Such information is useful in assessing the City's financing requirements. In particular, *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.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $25,377,544. Approximately 29.3 percent of this total amount, ($7,437,211) constitutes unassigned fund balance, which is available for spending at the City's discretion. The City also has nonspendable balance of $635,577, restricted balance of $10,261,929, committed balance of $3,254,869 and assigned balance of $3,787,958.

	Fund Balance December 31,		Increase
Major Funds	2019	2018	(Decrease)
General	$ 9,611,680	$ 8,845,920	$ 765,760
The General fund is the chief operating fund of the City. The General fund had an increase in fund balance of $765,760 from 2018. The increase in fund balance is mainly due to transfers into the General Fund.			
Economic Development Authority	$ 3,114,285	$ 3,104,171	$ 10,114
The Economic Development Authority fund had an increase in fund balance of $10,114 from 2018.			
Debt Service	$ 6,869,583	$ 6,227,778	$ 641,805
The Debt Service fund has a total fund balance of $6,869,583 and increased $641,805 from 2018. The increase is mainly due to revenues collected in excess of bond payments.			
Permanent Improvement Revolving Fund	$ 3,463,768	$ 1,049,738	$ 2,414,030
The Permanent Improvement Revolving fund had a increase in fund balance of $2,414,030 from 2018. The increase in fund balance is mainly due to funding from the 2019A bond issuance.			
TIF Districts	$ (721,247)	$ (771,681)	$ 50,434
The TIF Districts fund had an increase in fund balance of $50,434 from 2018. The increase in fund balance is due to tax increment revenue exceeding economic development expenditures.			

Proprietary Funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the enterprise funds at the end of the year amounted to $6,186,594. The change in net position for the funds was an increase of $1,222,370. Other factors concerning the finances of these funds have already been addressed in the discussion of the City's business-type activities.

General Fund Budgetary Highlights

The City's General fund budget was amended during the year to increase both revenues and expenditures by $91,000. Actual revenues were over budget by $181,443, this was mostly due to a positive budget variances in licenses and permits and special assessment revenue of $120,683 and $152,045, respectively. Expenditures in total were under budget by $582,346. The largest positive expenditure variances were in public safety and general government, of $263,502 and $298,806, respectively.

Capital Asset and Debt Administration

Capital Assets. The City's investment in capital assets for its governmental and business type activities as of December 31, 2019 amounts to $81,093,136 (net of accumulated depreciation). This investment in capital assets includes land, structures, improvements, machinery and equipment, software, park facilities and roads.

Major capital asset events during the current fiscal year included the following:

- Completion of the 2018 Street Reconstruction project.
- Additional work was done on the 2019 Street Reconstruction project.
- The 2020 Street Reconstruction project was started.
- Completion of the Sports Center facility project
- The Police Remodel project was started.
- A Dump Truck build project was started.
- Additional work was done on the Lift Station projects.
- Several public safety and public works equipment and vehicles were purchased.

Additional information on the City's capital assets can be found in Note 3B starting on page 75 of this report.

City of West St. Paul's Capital Assets
(Net of Depreciation)

	Governmental Activities			Business-type Activities		
	2019	2018	Increase (Decrease)	2019	2018	Increase (Decrease)
Land	$ 5,043,391	$ 5,043,391	$ -	$ 1,144,168	$ 1,144,168	$ -
Construction in Progress	4,545,804	3,444,990	1,100,814	1,219,031	132,052	1,086,979
Buildings	8,296,267	7,835,808	460,459	9,505,713	9,982,030	(476,317)
Improvements Other Than Buildings	7,645,777	7,729,912	(84,135)	-	-	-
Vehicles, Machinery and Equipment	1,559,259	1,696,275	(137,016)	405,606	426,568	(20,962)
Software	253,905	25,189	228,716	-	-	-
Infrastructure	32,075,037	32,549,330	(474,293)	9,399,178	9,766,999	(367,821)
Total	$ 59,419,440	$ 58,324,895	$ 1,094,545	$ 21,673,696	$ 21,451,817	$ 221,879

Long-term Debt. At the end of the current fiscal year, the City had total bonded debt outstanding of $59,155,783. While all of the City's bonds have revenue streams, they are all backed by the full faith and credit of the City.

City of West St. Paul's Outstanding Debt

	Governmental Activities			Business-type Activities		
	2019	2018	Increase (Decrease)	2019	2018	Increase (Decrease)
G.O. Bonds	$ 33,840,000	$ 35,340,000	$ (1,500,000)	$ -	$ -	$ -
G.O. Improvement Bonds	12,035,000	7,740,000	4,295,000	-	-	-
G.O. Tax Increment Bonds	1,125,000	1,195,000	(70,000)	-	-	-
G.O. Revenue Bonds	-	-	-	10,260,000	9,930,000	330,000
Bond Premium	1,654,665	1,482,728	171,937	243,174	199,664	43,510
Bond Discount	-	-	-	(2,056)	(4,110)	2,054
Total	$ 48,654,665	$ 45,757,728	$ 2,896,937	$ 10,501,118	$ 10,125,554	$ 375,564

The City's total debt increased $3,272,501 during the current fiscal year. The increase in outstanding debt can be attributed to the issuance of the 2019A bonds net of regularly scheduled debt payments.

Minnesota statutes limit the amount of net general obligation debt a City may issue to three percent of the market value of taxable property within the City. Net debt is debt payable solely from ad valorem taxes. The City currently has no outstanding general obligation debt in excess of this limit.

Additional information on the City's long-term debt can be found in Note 3E starting on page 78 of this report.

Economic Factors and Next Year's Budgets and Rates

- The county unemployment rate for 2018 was 2.9 percent which is slightly below the statewide rate for the period.
- Property values increased on average 6.05 percent from 2018 and are projected to increase another 8.6 percent in 2019 for tax pay year 2020.
- The tax base continues to grow; 2019 resulted in a 1.158 million dollar increase in the tax base from new construction.
- Tax rates for 2019 is 72.624 percent which is down from the 2018 which was 69.287 percent.
- Storm and sanitary sewer rates are also expected to increase to cover planned capital improvements.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, City of West St. Paul, 1616 Humboldt Avenue, West St. Paul, Minnesota 55118-3972.

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

CITY OF WEST ST. PAUL
WEST ST. PAUL, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2019

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City of West St. Paul, Minnesota

Statement of Net Position

December 31, 2019

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and temporary investments	$ 23,267,324	$ 5,343,693	$ 28,611,017
Receivables			
Accrued interest	43,683	10,461	54,144
Property taxes	143,231	-	143,231
Notes	47,200	-	47,200
Accounts	843,589	128,905	972,494
Special assessments	1,436,034	860,424	2,296,458
Due from other governments	2,082,302	990,218	3,072,520
Prepaid items	138,764	23	138,787
Assets held for resale	1,663,881	-	1,663,881
Capital assets			
Land and construction in progress	9,589,195	2,363,199	11,952,394
Depreciable assets (net of accumulated depreciation)	49,830,245	19,310,497	69,140,742
Total Assets	89,085,448	29,007,420	118,092,868
Deferred Outflows of Resources			
Deferred pension resources	3,414,987	36,859	3,451,846
Deferred other postemployment benefits	196,496	15,632	212,128
Total Deferred Outflows of Resources	3,611,483	52,491	3,663,974
Liabilities			
Accounts and contracts payable	1,741,740	196,055	1,937,795
Accrued salaries payable	329,417	22,490	351,907
Due to other governments	383,160	7,240	390,400
Accrued interest payable	559,905	87,191	647,096
Deposits payable	252,790	-	252,790
Unearned revenue	2,090	135,004	137,094
Noncurrent liabilities			
Due within one year	3,523,568	1,086,598	4,610,166
Due in more than one year	45,992,129	9,453,789	55,445,918
Net pension liability	5,718,371	345,610	6,063,981
Other postemployment benefit liability	1,768,135	140,659	1,908,794
Total Liabilities	60,271,305	11,474,636	71,745,941
Deferred Inflows of Resources			
Deferred pension resources	5,051,921	78,799	5,130,720
Net Position			
Net investment in capital assets	14,907,996	11,252,882	26,160,878
Restricted for			
Debt service	5,945,784	-	5,945,784
Economic development	359,411	-	359,411
Police purposes	2,900	-	2,900
Locker Replacement	-	67,000	67,000
Unrestricted	6,157,614	6,186,594	12,344,208
Total Net Position	$ 27,373,705	$ 17,506,476	$ 44,880,181

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

City of West St. Paul, Minnesota

Statement of Activities

For the Year Ended December 31, 2019

Functions/Programs	Expenses	Program Revenue: Charges for Services	Program Revenue: Operating Grants and Contributions	Program Revenue: Capital Grants and Contributions
Governmental Activities				
General government	$ 3,782,687	$ 914,722	$ 711,481	$ -
Public safety	8,638,648	691,807	491,356	-
Public works	8,478,627	42,125	301,093	5,957,178
Parks and recreation	2,807,291	80,166	400,000	-
Economic development	503,616	-	134	-
Interest on long-term debt	1,308,163	-	-	-
Total Governmental Activities	25,519,032	1,728,820	1,904,064	5,957,178
Business-type Activities				
Storm sewer	346,263	464,919	62	-
Sanitary sewer	3,471,635	4,362,210	558	255,390
Golf course	4,627	7,794	-	-
Civic center arena	440,811	259,569	222,225	114,637
Swimming pool	103,887	-	-	-
Regional athletic center	780,348	806,682	3,713	-
Total Business-type Activities	5,147,571	5,901,174	226,558	370,027
Total	$ 30,666,603	$ 7,629,994	$ 2,130,622	$ 6,327,205

General Revenues
- Taxes
  - Property taxes, levied for general purposes
  - Property taxes, levied for debt service
  - Tax increments
  - Franchise and other taxes
- Grants and contributions not restricted to specific programs
- Gain on sale of capital assets
- Unrestricted investment earnings
- Miscellaneous revenues

Transfers

Total General Revenues and Transfers

Change in Net Position

Net Position, January 1

Net Position, December 31

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

Net (Expenses) Revenues and Changes in Net Position		
Governmental Activities	Business-type Activities	Total
$ (2,156,484)	$ -	$ (2,156,484)
(7,455,485)	-	(7,455,485)
(2,178,231)	-	(2,178,231)
(2,327,125)	-	(2,327,125)
(503,482)	-	(503,482)
(1,308,163)	-	(1,308,163)
(15,928,970)	-	(15,928,970)
-	118,718	118,718
-	1,146,523	1,146,523
-	3,167	3,167
-	155,620	155,620
-	(103,887)	(103,887)
-	30,047	30,047
-	1,350,188	1,350,188
(15,928,970)	1,350,188	(14,578,782)
12,045,044	332,224	12,377,268
3,347,005	-	3,347,005
240,654	-	240,654
1,182,809	-	1,182,809
144,361	-	144,361
9,971	20,000	29,971
741,916	162,563	904,479
56,999	7,395	64,394
650,000	(650,000)	-
18,418,759	(127,818)	18,290,941
2,489,789	1,222,370	3,712,159
24,883,916	16,284,106	41,168,022
$ 27,373,705	$ 17,506,476	$ 44,880,181

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

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FUND FINANCIAL STATEMENTS

CITY OF WEST ST. PAUL
WEST ST. PAUL, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2019

City of West St. Paul, Minnesota

Balance Sheet
Governmental Funds
December 31, 2019

	101 General	209 Economic Development Authority	300's Debt Service
Assets			
Cash and temporary investments	$ 8,167,178	$ 344,896	$ 6,783,468
Receivables			
Accounts	172,844	-	59,600
Property taxes	143,231	-	-
Accrued interest	14,703	959	11,832
Notes	26,200	21,000	-
Special assessments	124,781	-	749,292
Due from other governments	1,414,194	-	14,683
Advances to other funds	470,613	1,136,296	-
Prepaid items	137,469	1,295	-
Assets held for resale	-	1,663,881	-
Total Assets	$ 10,671,213	$ 3,168,327	$ 7,618,875
Liabilities			
Accounts and contracts payable	$ 226,605	$ 22,067	$ -
Accrued salaries payable	319,699	6,363	-
Due to other governments	21,659	6,850	-
Deposits payable	223,230	18,762	-
Unearned revenue	327	-	-
Advances from other funds	-	-	-
Total Liabilities	791,520	54,042	-
Deferred Inflows of Resources			
Unavailable revenues - property and franchise taxes	143,231	-	-
Unavailable revenues - special assessments	124,782	-	749,292
Total Deferred Inflows of Resources	268,013	-	749,292
Fund Balances			
Nonspendable	634,282	1,295	-
Restricted	-	-	6,869,583
Committed	-	3,112,990	-
Assigned	-	-	-
Unassigned	8,977,398	-	-
Total Fund Balances	9,611,680	3,114,285	6,869,583
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 10,671,213	$ 3,168,327	$ 7,618,875

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

402 Permanent Improvement Revolving Fund	450's TIF Districts	Other Governmental Funds	Total Governmental Funds
$ 4,077,369	$ 451,963	$ 3,442,450	$ 23,267,324
13,901	-	597,244	843,589
-	-	-	143,231
8,377	948	6,864	43,683
-	-	-	47,200
561,961	-	-	1,436,034
621,425	-	32,000	2,082,302
-	-	-	1,606,909
-	-	-	138,764
-	-	-	1,663,881
$ 5,283,033	$ 452,911	$ 4,078,558	$ 31,272,917
$ 920,913	$ 27,064	$ 545,091	$ 1,741,740
3,355	-	-	329,417
333,035	-	21,616	383,160
-	10,798	-	252,790
-	-	1,763	2,090
-	1,136,296	470,613	1,606,909
1,257,303	1,174,158	1,039,083	4,316,106
-	-	-	143,231
561,962	-	-	1,436,036
561,962	-	-	1,579,267
-	-	-	635,577
3,030,035	359,411	2,900	10,261,929
-	-	141,879	3,254,869
433,733	-	3,354,225	3,787,958
-	(1,080,658)	(459,529)	7,437,211
3,463,768	(721,247)	3,039,475	25,377,544
$ 5,283,033	$ 452,911	$ 4,078,558	$ 31,272,917

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

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City of West St. Paul, Minnesota

Reconciliation of the Balance Sheet
to the Statement of Net Position
Governmental Funds
December 31, 2019

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

Total Fund Balances - Governmental	$ 25,377,544
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds.	
Cost of capital assets	102,764,841
Less: accumulated depreciation	(43,345,401)
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported as liabilities in the funds.	
Long-term liabilities at year-end consist of	
Bond principal payable	(47,000,000)
Plus: premiums on bonds issued	(1,654,665)
Other postemployment benefits payable	(1,768,135)
Compensated absences payable	(861,032)
Net pension liability	(5,718,371)
Some receivables are not available soon enough to pay for the current period's expenditures, and therefore are unavailable in the funds.	
Delinquent property taxes and franchise taxes receivable	143,231
Special assessments receivable	1,436,036
Governmental funds do not report long-term amounts related to pensions	
Deferred outflows of pension resources	3,414,987
Deferred inflows of pension resources	(5,051,921)
Deferred outflows of other postemployment benefits	196,496
Governmental funds do not report a liability for accrued interest until due and payable.	(559,905)
Total Net Position - Governmental Activities	$ 27,373,705

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

City of West St. Paul, Minnesota
Statement of Revenues, Expenditures
and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2019

	101 General	209 Economic Development Authority	300's Debt Service
Revenues			
Taxes	$ 10,960,353	$ 335,538	$ 3,836,824
Licenses and permits	674,183	-	-
Intergovernmental	974,091	-	220,000
Charges for services	819,312	-	-
Fines and forfeitures	118,187	-	-
Special assessments	190,891	-	264,237
Interest on investments	277,045	68,762	163,066
Miscellaneous	35,717	134	3,084
Total Revenues	14,049,779	404,434	4,487,211
Expenditures			
Current			
General government	3,208,226	-	-
Public safety	8,024,346	-	-
Public works	1,770,189	-	-
Parks and recreation	941,229	-	-
Economic development	-	394,320	-
Capital outlay			
General government	-	-	-
Public safety	-	-	-
Public works	-	-	-
Parks and recreation	-	-	-
Debt service			
Principal	-	-	2,600,000
Interest and other charges	-	-	1,343,941
Bond issuance costs	-	-	-
Total Expenditures	13,943,990	394,320	3,943,941
Excess (Deficiency) of Revenues Over (Under) Expenditures	105,789	10,114	543,270
Other Financing Sources (Uses)			
Transfers in	650,000	-	98,535
Sale of capital assets	9,971	-	-
Premium on bonds	-	-	-
Bonds issued	-	-	-
Transfers out	-	-	-
Total Other Financing Sources (Uses)	659,971	-	98,535
Net Change in Fund Balances	765,760	10,114	641,805
Fund Balances, January 1	8,845,920	3,104,171	6,227,778
Fund Balances, December 31	$ 9,611,680	$ 3,114,285	$ 6,869,583

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

402 Permanent Improvement Revolving Fund	450's TIF Districts	Other Governmental Funds	Total Governmental Funds
$ -	$ 240,654	$ 1,428,300	$ 16,801,669
-	-	-	674,183
3,512,704	-	1,694,500	6,401,295
38,901	-	42,268	900,481
-	-	-	118,187
681,313	-	-	1,136,441
97,375	19,500	116,168	741,916
266,306	-	101,768	407,009
4,596,599	260,154	3,383,004	27,181,181
-	-	153,422	3,361,648
-	-	187,708	8,212,054
6,653,501	-	148,648	8,572,338
-	-	1,661,317	2,602,546
-	111,185	-	505,505
-	-	223,697	223,697
-	-	323,927	323,927
1,028,784	-	114,814	1,143,598
-	-	377,956	377,956
-	-	-	2,600,000
-	-	-	1,343,941
136,313	-	-	136,313
7,818,598	111,185	3,191,489	29,403,523
(3,221,999)	148,969	191,515	(2,222,342)
-	-	-	748,535
-	-	-	9,971
311,029	-	-	311,029
5,325,000	-	-	5,325,000
-	(98,535)	-	(98,535)
5,636,029	(98,535)	-	6,296,000
2,414,030	50,434	191,515	4,073,658
1,049,738	(771,681)	2,847,960	21,303,886
$ 3,463,768	$ (721,247)	$ 3,039,475	$ 25,377,544

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

City of West St. Paul, Minnesota

Reconciliation of the Statement of Revenues, Expenditures
and Changes in Fund Balances
to the Statement of Activities
Governmental Funds
For the Year Ended December 31, 2019

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

Total Net Change in Fund Balances - Governmental Funds	$ 4,073,658
Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over the estimated useful lives as depreciation expense.	
Capital outlays	3,766,884
Depreciation expense	(2,672,339)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	
Principal repayments	2,600,000
Bonds issued	(5,325,000)
Premium on bonds issued	(311,029)
Current year amortization of bond premium	139,092
Interest on long-term debt in the statement of activities differs from the amount reported in the governmental fund because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the statement of activities, however interest expense is recognized as the interest accrues, regardless of when it is due.	32,999
Certain revenues are recognized as soon as it is earned. Under the modified accrual basis of accounting certain revenues cannot be recognized until they are available to liquidate liabilities of the current period.	
Special assessments	175,300
Property taxes	(51,445)
Long-term pension activity is not reported in governmental funds.	
Pension expense	(243,191)
Pension revenue from State contributions	43,814
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Other post employment benefits	239,196
Compensated absences	21,850
Change in Net Position - Governmental Activities	$ 2,489,789

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

City of West St. Paul, Minnesota

Statement of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual
General Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Taxes	$ 11,091,927	$ 11,091,927	$ 10,960,353	$ (131,574)
Licenses and permits	553,500	553,500	674,183	120,683
Intergovernmental	1,049,500	1,049,500	974,091	(75,409)
Charges for services	685,855	776,855	819,312	42,457
Fines and forfeitures	188,000	188,000	118,187	(69,813)
Special assessments	40,000	40,000	190,891	150,891
Interest on investments	125,000	125,000	277,045	152,045
Miscellaneous	43,554	43,554	35,717	(7,837)
Total Revenues	13,777,336	13,868,336	14,049,779	181,443
Expenditures				
Current				
General government	3,507,032	3,507,032	3,208,226	298,806
Public safety	8,196,848	8,287,848	8,024,346	263,502
Public works	1,753,491	1,753,491	1,770,189	(16,698)
Parks and recreation	977,965	977,965	941,229	36,736
Total Expenditures	14,435,336	14,526,336	13,943,990	582,346
Excess (Deficiency) of Revenues Over (Under) Expenditures	(658,000)	(658,000)	105,789	763,789
Other Financing Sources				
Transfers in	650,000	650,000	650,000	-
Sale of capital assets	8,000	8,000	9,971	1,971
Total Other Financing Sources	658,000	658,000	659,971	1,971
Net Change in Fund Balances	-	-	765,760	765,760
Fund Balances, January 1	8,845,920	8,845,920	8,845,920	-
Fund Balances, December 31	$ 8,845,920	$ 8,845,920	$ 9,611,680	$ 765,760

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

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City of West St. Paul, Minnesota

Statement of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual
Economic Development Authority Fund
For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Property taxes	$ 337,043	$ 337,043	$ 335,538	$ (1,505)
Interest on investments	55,000	55,000	68,762	13,762
Miscellaneous revenue	10,000	10,000	134	(9,866)
Total Revenues	402,043	402,043	404,434	2,391
Expenditures				
Current				
Economic development	400,538	400,538	394,320	6,218
Net Change in Fund Balances	1,505	1,505	10,114	8,609
Fund Balances, January 1	3,104,171	3,104,171	3,104,171	-
Fund Balances, December 31	$ 3,105,676	$ 3,105,676	$ 3,114,285	$ 8,609

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

City of West St. Paul, Minnesota

Statement of Net Position
Proprietary Funds
December 31, 2019

	Business-type Activities - Enterprise Funds			
	600 Storm Sewer	**602** Sanitary Sewer	Recreation	Totals
Assets				
Current Assets				
Cash and temporary investments	$ 1,655,420	$ 1,084,715	$ 2,603,558	$ 5,343,693
Receivables				
Accrued interest	3,531	1,559	5,371	10,461
Accounts	2,030	7,400	119,475	128,905
Special assessments	-	246,477	-	246,477
Due from other governments	100,436	889,782	-	990,218
Due from other funds	-	-	-	-
Prepaid items	-	23	-	23
Total Current Assets	1,761,417	2,229,956	2,728,404	6,719,777
Noncurrent Assets				
Special assessments	-	613,947	-	613,947
Capital assets				
Land	-	10,945	1,133,223	1,144,168
Construction in progress	-	1,219,031	-	1,219,031
Buildings	-	-	13,144,056	13,144,056
Machinery and equipment	183,179	700,648	570,301	1,454,128
Infrastructure	8,907,756	11,594,102	-	20,501,858
Less accumulated depreciation	(5,184,006)	(5,630,314)	(4,975,225)	(15,789,545)
Net Capital Assets	3,906,929	7,894,412	9,872,355	21,673,696
Total Noncurrent Assets	3,906,929	8,508,359	9,872,355	22,287,643
Total Assets	5,668,346	10,738,315	12,600,759	29,007,420
Deferred Outflows of Resources				
Deferred pension resources	2,815	25,542	8,502	36,859
Deferred other postemployment benefits	1,519	9,936	4,177	15,632
Total Deferred outflows of Resources	4,334	35,478	12,679	52,491

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

City of West St. Paul, Minnesota

Statement of Net Position (Continued)

Proprietary Funds

December 31, 2019

	Business-type Activities - Enterprise Funds			
	600 Storm Sewer	**602** Sanitary Sewer	Recreation	Totals
Liabilities				
Current Liabilities				
Accounts payable	$ 2,015	$ 37,671	$ 71,073	$ 110,759
Contracts payable	-	85,296	-	85,296
Accrued salaries payable	(917)	15,953	7,454	22,490
Due to other governments	-	7,140	100	7,240
Accrued interest payable	8,839	38,245	40,107	87,191
Unearned revenue	-	600	134,404	135,004
Compensated absences payable - current	-	13,816	7,782	21,598
Bonds payable - current	60,000	540,000	465,000	1,065,000
Total Current Liabilities	69,937	738,721	725,920	1,534,578
Noncurrent Liabilities				
Other postemployment benefits	13,666	89,411	37,582	140,659
Compensated absences payable	-	11,304	6,367	17,671
Net pension liability	26,395	239,498	79,717	345,610
Bonds payable	880,828	4,720,465	3,834,825	9,436,118
Total Noncurrent Liabilities	920,889	5,060,678	3,958,491	9,940,058
Total Liabilities	990,826	5,799,399	4,684,411	11,474,636
Deferred Inflows of Resources				
Deferred pension resources	6,018	54,606	18,175	78,799
Net Position				
Net investment in capital assets	2,966,101	2,714,251	5,572,530	11,252,882
Restricted	-	-	67,000	67,000
Unrestricted	1,709,735	2,205,537	2,271,322	6,186,594
Total Net Position	$ 4,675,836	$ 4,919,788	$ 7,910,852	$ 17,506,476

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

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City of West St. Paul, Minnesota

Statement of Revenues, Expenses and Changes in Net Position
Proprietary Funds
For the Year Ended December 31, 2019

	Business-type Activities - Enterprise Funds			
	600 Storm Sewer	**602** Sanitary Sewer	Recreation	Totals
Operating Revenues				
Charges for services	$ 464,919	$ 4,362,210	$ 1,074,045	$ 5,901,174
Operating Expenses				
Personal services	27,857	398,446	146,331	572,634
Supplies	12,388	33,691	41,823	87,902
Professional services	78,573	2,485,156	161,983	2,725,712
Insurance	1,008	23,895	26,618	51,521
Utilities	-	-	248,038	248,038
Repairs and maintenance	-	74,546	178,999	253,545
Depreciation	207,740	341,946	430,546	980,232
Total Operating Expenses	327,566	3,357,680	1,234,338	4,919,584
Operating Income (loss)	137,353	1,004,530	(160,293)	981,590
Nonoperating Revenues (Expenses)				
Property taxes	-	-	332,224	332,224
Intergovernmental	-	-	155,000	155,000
Interest income	58,972	9,124	94,467	162,563
Miscellaneous	2,092	4,803	72,058	78,953
Gain on sale of capital assets	-	-	20,000	20,000
Bond issuance costs	-	(28,272)	-	(28,272)
Interest expense	(18,697)	(85,683)	(95,335)	(199,715)
Total Nonoperating Revenues (Expenses)	42,367	(100,028)	578,414	520,753
Income Before Transfers and Capital Contributions	179,720	904,502	418,121	1,502,343
Capital Contributions - Intergovernmental	-	255,390	114,637	370,027
Transfers Out	(150,000)	(450,000)	(50,000)	(650,000)
Change in Net Position	29,720	709,892	482,758	1,222,370
Net Position, January 1	4,646,116	4,209,896	7,428,094	16,284,106
Net Position, December 31	$ 4,675,836	$ 4,919,788	$ 7,910,852	$ 17,506,476

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

City of West St. Paul, Minnesota

Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2019

	Business-type Activities - Enterprise Funds			
	600 Storm Sewer	**602** Sanitary Sewer	Recreation	Totals
Cash Flows from Operating Activities				
Receipts from customers and users	$ 465,505	$ 4,280,984	$ 1,190,420	$ 5,936,909
Payments to suppliers	(90,919)	(2,927,377)	(627,313)	(3,645,609)
Payments to employees	(53,552)	(418,454)	(158,634)	(630,640)
Net Cash Provided by Operating Activities	321,034	935,153	404,473	1,660,660
Cash Flows from Noncapital Financing Activities				
Property taxes received	-	-	332,224	332,224
Intergovernmental receipts	-	-	155,000	155,000
Transfers to other funds	(150,000)	(450,000)	(50,000)	(650,000)
Net Cash Provided (Used) by Noncapital Financing Activities	(150,000)	(450,000)	437,224	(162,776)
Cash Flows from Capital Financing Activities				
Acquisition of capital assets	-	(1,022,320)	(94,495)	(1,116,815)
Proceeds from sale of capital assets	-	-	20,000	20,000
Proceeds from bonds issued, net	-	1,167,011	-	1,167,011
Intergovernmental receipts	-	255,390	114,637	370,027
Interest paid on bonds	(22,269)	(106,637)	(98,643)	(227,549)
Principal paid on bonds	(58,000)	(527,000)	(215,000)	(800,000)
Net Cash Used by Capital Financing Activities	(80,269)	(233,556)	(273,501)	(587,326)
Cash Flows from Investing Activities				
Interest received on investments	63,864	11,827	96,543	172,234
Net Increase in Cash and Cash Equivalents	154,629	263,424	664,739	1,082,792
Cash and Cash Equivalents, January 1	1,500,791	821,291	1,938,819	4,260,901
Cash and Cash Equivalents, December 31	$ 1,655,420	$ 1,084,715	$ 2,603,558	$ 5,343,693

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

City of West St. Paul, Minnesota
Statement of Cash Flows (Continued)
Proprietary Funds
For the Year Ended December 31, 2019

	Business-type Activities - Enterprise Funds			
	600 Storm Sewer	**602** Sanitary Sewer	Recreation	Totals
Reconciliation of Operating Income (Loss) to Net Cash Provided by Operating Activities				
Operating income (loss)	$ 137,353	$ 1,004,530	$ (160,293)	$ 981,590
Adjustments to reconcile operating income (loss) to net cash provided by operating activities				
Depreciation	207,740	341,946	430,546	980,232
Other income related to operations	2,092	4,803	72,058	78,953
(Increase) decrease in assets				
Receivables				
Accounts	(2,030)	5,750	989	4,709
Special assessments	-	(30,162)	-	(30,162)
Due from other governments	524	(62,217)	-	(61,693)
Prepaids	-	(23)	-	(23)
Decrease in deferred outflows of resources				
Deferred pension resources	6,328	28,563	10,841	45,732
Deferred other post employment benefit resourc	(202)	(2,954)	(1,496)	(4,652)
Increase (decrease) in liabilities				
Accounts payable	2,015	(11,927)	31,070	21,158
Accrued salaries payable	(3,306)	(43)	690	(2,659)
Due to other governments	(965)	(298,139)	(922)	(300,026)
Unearned revenue	-	600	43,328	43,928
Other postemployment benefits	(5,570)	(12,586)	(1,577)	(19,733)
Compensated absences payable	-	702	(1,576)	(874)
Net pension liability	(18,049)	(23,623)	(14,291)	(55,963)
Increase in deferred inflows of resources				
Deferred pension resources	(4,896)	(10,067)	(4,894)	(19,857)
Net Cash Provided by Operating Activities	$ 321,034	$ 935,153	$ 404,473	$ 1,660,660
Noncash Capital Financing and Investing Activities				
Amortization of deferred charges	$ 2,855	$ 15,462	$ 1,404	$ 19,721
Capital assets acquired on account	$ -	$ 85,296	$ -	$ 85,296

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

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Note 1: Summary of Significant Accounting Policies

A. Reporting Entity

The City of West St. Paul, Minnesota (the City) operates under its own “Home Rule Charter.” Under this Charter, the government of the City is governed by the City Council composed of an elected Mayor and six elected City Council Members. The City Council exercises legislative authority and determines all matters of policy. The City Council appoints personnel responsible for the proper administration of all affairs relating to the City. The City has considered all potential units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City’s financial statements to be misleading or incomplete. The Governmental Accounting Standards Board (GASB) has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization’s governing body, and (1) the ability of the primary government to impose its will on that organization or (2) the potential for the organization to provide specific benefits to, or impose specific financial burdens on the primary government. Blended component units, although legally separate entities are, in substance, part of the City’s operations and so data from these units are combined with data of the City. The City has the following component unit:

Blended Component Unit

The Economic Development Authority (EDA) is an entity legally separate from the City. Although legally separate, the EDA is reported as if it were part of the primary government because the Board of Commissioners is made up of the Mayor and the six City Council members and the City has operational responsibility over the EDA. It is this criterion that results in the EDA being reported as a blended component unit and reported as a special revenue fund. Separate financial statements are not prepared for the EDA.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the City. *Governmental activities,* which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities,* which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the City is financially accountable.

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

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

Note 1: Summary of Significant Accounting Policies (Continued)

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 financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants, entitlement and donations. On an accrual basis, revenue from property taxes is recognized in the year for which the tax is levied. Revenue from grants, entitlements and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized.

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied. Grants and entitlements received before eligibility requirements are met are also recorded as unearned revenue.

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Note 1: Summary of Significant Accounting Policies (Continued)

The City reports the following major governmental funds:

The *General fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Economic Development Authority Fund* accounts for the facilitation of redevelopment of property within the City. The City established the EDA according to Minnesota Statute §469.109. Significant revenue sources for the EDA are general property taxes and intergovernmental revenues.

The *Debt Service fund* accounts for the accumulation of resources and payment of bond principal and interest from governmental resources when the City is obligated in some manner for the payment.

The *Permanent Improvement Revolving Fund* accounts for the costs of constructing various street, sanitary sewer, storm sewer, and water projects. These costs are accumulated until it becomes prudent to issue bonds. The bond proceeds are then placed here to finance future construction. Thus, the fund acts as a large, revolving pool of working capital. It is also used to account for construction done on designated state-aid streets. Financing is provided by State grants for specific state-aid street projects. State law requires that these grants be used for the projects specified in the grant application, or on similar state-aid street projects.

The *TIF Districts Fund* accounts for the activities within the City's four tax increment districts.

The City reports the following major proprietary funds:

The *Storm Sewer fund* accounts for the costs associated with the City's storm sewer system and ensure that user charges are sufficient to pay for those costs.

The *Sanitary Sewer fund* accounts for the costs associated with the City's sewer system and ensure that user charges are sufficient to pay for those costs.

The *Recreation Fund* accounts for City-owned recreation operations consisting of a golf course, civic center arena, athletic center and swimming pool.

As a general rule the effect of interfund activity has been eliminated from government-wide financial statements. Exceptions to this general rule are other charges between the City's water, storm sewer and sanitary sewer function and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

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

Note 1: Summary of Significant Accounting Policies (Continued)

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

Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition. The proprietary funds' portion in the government-wide cash and temporary investments pool is considered to be cash and cash equivalents for purposes of the statement of cash flows.

Cash balances from all funds are pooled and invested, to the extent available, in certificates of deposit and other authorized investments. Earnings from such investments are allocated on the basis of applicable participation by each of the funds.

The City may also invest idle funds as authorized by Minnesota statutes, as follows:

1. Direct obligations or obligations guaranteed by the United States or its agencies.

2. Shares of investment companies registered under the Federal Investment Company Act of 1940 and received the highest credit rating, rated in one of the two highest rating categories by a statistical rating agency, and have a final maturity of thirteen months or less.

3. General obligations of a state or local government with taxing powers rated "A" or better; revenue obligations rated "AA" or better.

4. General obligations of the Minnesota Housing Finance Agency rated "A" or better.

5. Obligation of a school district with an original maturity not exceeding 13 months and (i) rated in the highest category by a national bond rating service or (ii) enrolled in the credit enhancement program pursuant to statute section 126C.55.

6. Bankers' acceptances of United States banks eligible for purchase by the Federal Reserve System.

7. Commercial paper issued by United States banks corporations or their Canadian subsidiaries, of highest quality category by at least two nationally recognized rating agencies, and maturing in 270 days or less.

8. Repurchase or reverse repurchase agreements and securities lending agreements with financial institutions qualified as a "depository" by the government entity, with banks that are members of the Federal Reserve System with capitalization exceeding $10,000,000, a primary reporting dealer in U.S. government securities to the Federal Reserve Bank of New York, or certain Minnesota securities broker-dealers.

9. Guaranteed Investment Contracts (GIC's) issued or guaranteed by a United States commercial bank, a domestic branch of a foreign bank, a United States insurance company, or its Canadian subsidiary, whose similar debt obligations were rated in one of the top two rating categories by a nationally recognized rating agency.

Broker money market funds operate in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the shares. Earnings on investments are allocated to the individual funds based upon the average cash and investment balances.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The City's recurring fair value measurements are listed in detail on page 73.

Note 1: Summary of Significant Accounting Policies (Continued)

The City has the following recurring fair value measurements as of December 31, 2019:

- Government Agency Securities of $3,344,442 are valued using quoted market prices (Level 1 inputs)
- Municipal Bonds and Certificates of Deposit of $13,196,013 are valued using a matrix pricing model (Level 2 inputs)

The Minnesota Municipal Money Market Fund is regulated by Minnesota statutes and the Board of Directors of the League of Minnesota Cities and is an external investment pool not registered with the Securities Exchange Commission (SEC) that follows the regulatory rules of the SEC. In accordance with GASB Statement No. 79, the City's investment in this pool is valued at amortized cost, which approximates fair value. There are no restrictions or limitations on withdrawals from the 4M Liquid Asset Fund. Investments in the 4M Plus must be deposited for a minimum of 14 calendar days. Withdrawals prior to the 14-day restriction period will be subject to a penalty equal to seven days interest on the amount withdrawn. Seven days' notice of redemption is required for withdrawals of investments in the 4M Term Series withdrawn prior to the maturity date of that series. A penalty could be assessed as necessary to recoup the Series for any charges, losses, and other costs attributable to the early redemption. Financial statements of the 4M Fund can be obtained by contracting RBC Global Management at 100 South Fifth Street, Suite 2300, Minneapolis, MN 55402-1240.

Property Taxes

The City Council annually adopts a tax levy and certifies it to the County in December (levy/assessment date) of each year for collection in the following year. The County is responsible for billing and collecting all property taxes for itself, the City, the local School District and other taxing authorities. Such taxes become a lien on January 1 and are recorded as receivables by the City at that date. Real property taxes are payable (by property owners) on May 15 and October 15 of each calendar year. Personal property taxes are payable by taxpayers on February 28 and June 30 of each year. These taxes are collected by the County and remitted to the City on or before July 7 and December 2 of the same year. Delinquent collections for November and December are received the following January. The City has no ability to enforce payment of property taxes by property owners. The County possesses this authority.

In the government-wide financial statements, the City recognizes property tax revenue in the period for which the taxes were levied. Uncollectible property taxes are not material and have not been reported

In the fund financial statements, the City recognizes property tax revenue when it becomes both measurable and available to finance expenditures of the current period. In practice, current and delinquent taxes and State credits received by the City in July, December and January are recognized as revenue for the current year. Taxes and credits not collected by the County by December 31 (remitted to the City the following January) are classified as delinquent taxes receivable. Delinquent taxes receivable are fully offset by deferred inflows of resources because they are not available to finance current expenditures.

Accounts Receivable

Accounts receivable include amounts billed for services provided before year end. Property taxes and special assessments have been reported net of estimated uncollectible accounts. Because utility bills are considered liens on property, no estimated uncollectible amounts are established. Uncollectible amounts are not material for other receivables and have not been reported.

Special Assessments

Special assessments are levied against benefited properties for the cost or a portion of the cost of special assessment improvement projects in accordance with State Statutes. These assessments are collectible by the City over a term of years usually consistent with the term of the related bond issue. Collection of annual installments (including interest) is handled by the County Auditor in the same manner as property taxes. Property owners are allowed to (and often do) prepay future installments without interest or prepayment penalties.

Note 1: Summary of Significant Accounting Policies (Continued)

Once a special assessment roll is adopted, the amount attributed to each parcel is a lien upon that property until full payment is made or the amount is determined to be excessive by the City Council or court action. If special assessments are allowed to go delinquent, the property is subject to a tax forfeit sale. Proceeds of sales from tax forfeit properties are allocated first to the County's costs of administering all tax forfeit properties. Pursuant to State Statutes, a property shall be subject to a tax forfeit sale after three years unless it is homesteaded, agricultural or seasonal recreational land in which event the property is subject to such sale after five years.

In the government-wide financial statements, the City recognizes special assessment revenue in the period that the assessment roll was adopted by the City Council. Uncollectible special assessments are not material and have not been reported

In the fund financial statements, Revenue from special assessments is recognized by the City when it becomes measurable and available to finance expenditures of the current fiscal period. In practice, current and delinquent special assessments received by the City are recognized as revenue for the current year. Special assessments that are collected by the County by December 31 (remitted to the City the following January) and are also recognized as revenue for the current year. All remaining delinquent deferred and special deferred assessments receivable in governmental funds are completely offset by deferred inflows of resources.

Interfund Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Inventories

Inventories of the proprietary funds are recorded at cost, using the first-in, first-out (FIFO) method. Inventories are recorded as expenditures when consumed.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are reported using the consumption method and recorded as expenditures/expenses at the time of consumption.

Assets Held for Resale

Assets held for resale is valued at the lower of cost or realizable value. Due to the nature of redevelopment activities, cost is frequently higher than realizable value. Realizable values are determined using appraised values or estimated actual sales price.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks, and similar items), and intangible assets such as easements and computer software are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (except for easements which is $50,000 and software which is $10,000) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or con trusted. Donated capital assets are recorded at acquisition value at the date of donation.

Note 1: Summary of Significant Accounting Policies (Continued)

Pursuant to GASB Statement 34, in the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities) the City chose to include all such items regardless of their acquisition date. These assets are reported at historical cost.

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

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

The City implemented GASB 51, Accounting and Financial Reporting for Intangible Assets effective January 1, 2010, which required the City to capitalize and amortize intangible assets. Pursuant to GASB Statement 51, in the case of initial capitalization of intangible assets, the City chose to capitalize intangible assets retroactively to 1980. The City had not accounted for computer software at historical cost and therefore retroactive reporting was necessary. The City was able to obtain historical costs and acquisition value of donated intangible assets as of the date of donation for the initial reporting of easements through public works project records.

Property, plant and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful lives:

Assets	Useful Live in Years
Buildings and Improvements	20 to 50
Machinery and Equipment	5 to 20
Motor Vehicles	5 to 20
Trails, Sidewalks and Streetlights	30
Storm Sewers	50
Streets	40
Distribution and Collection Systems	50 to 75
Software	5

Deferred Outflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has only two items which qualify for reporting in this category. Accordingly, the items, deferred pension resources and deferred other postemployment benefit resources, are reported only in the statements of net position. These items result from actuarial calculations and current year pension contributions and other postemployment benefits contributions made subsequent to the measurement date.

Note 1: Summary of Significant Accounting Policies (Continued)

Pensions

For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and additions to/deductions from PERA's fiduciary net position have been determined on the same basis as they are reported by PERA except that PERA's fiscal year end is June 30. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The General fund is typically used to liquidate the governmental net pension liability.

The total pension expense for the GERP, PEPFP and DCP is as follows:

	Public Employees Retirement Association of Minnesota (PERA)			Total All Plans
	GERP	PEPFP	DCP	
Pension Expense	$ 120,753	$ 644,296	$ 1,312	$ 766,361

Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. In accordance with the provisions of Statement of Government Accounting Standards No. 16, *Accounting for Compensated Absences,* no liability is recorded for nonvesting accumulating rights to receive sick pay benefits. However, a liability is recognized for that portion of accumulated sick leave benefits that is vested as severance pay. The General fund is typically used to liquidate governmental compensated absences payable.

The City's policy regarding vacation leave is contained in the City Code, Section 310.37. Vacation leave may be accumulated by an employee up to a maximum of twice the annual amount that they are eligible for at any point in time. Upon separation from City service, the employee can receive all unused vacation leave as severance pay, subject to this limitation.

The City's policy regarding sick leave is contained in the City Code, Section 310.43. The maximum accumulation allowed is 120 working days. Upon the employee's termination from City service, the City will pay a portion of accumulated sick leave as severance pay based on years of service.

Deferred Inflows of Resources

In addition to liabilities, the statement of financial position and fund financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two types of items, *unavailable revenue* and *deferred pension resources.*

- *Unavailable revenue* arises only under a modified accrual basis of accounting that qualifies as needing to be reported in this category. Accordingly, the item, *unavailable revenue,* is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from two sources: property taxes and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

- *Deferred pension resources* are reported only in the statements of net position and results from actuarial calculations.

Note 1: Summary of Significant Accounting Policies (Continued)

Postemployment Benefits Other Than Pensions

Under Minnesota statue 471.61, subdivision 2b., public employers must allow retirees and their dependents to continue coverage indefinitely in an employer-sponsored health care plan, under the following conditions: 1) Retirees must be receiving (or eligible to receive) an annuity from a Minnesota public pension plan, 2) Coverage must continue in a group plan until age 65, and retirees must pay no more than the group premium, and 3) Retirees may obtain dependent coverage immediately before retirement. All premiums are funded on a pay-as-you-go basis. The liability was actuarially determined, in accordance with GASB 75, at December 31, 2018. The General fund is typically used to liquidate governmental other postemployment benefits payable

Long-term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. The recognition of bond premiums and discounts are amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as an expense in the period incurred.

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

Fund Balance

In the fund financial statements, fund balance is divided into five classifications based primarily on the extent to which the City is bound to observe constraints imposed upon the use of resources reported in the governmental funds. These classifications are defined as follows:

Nonspendable - Amounts that cannot be spent because they are not in spendable form, such as prepaid items.

Restricted - Amounts related to externally imposed constraints established by creditors, grantors or contributors; or constraints imposed by state statutory provisions.

Committed - Amounts constrained for specific purposes that are internally imposed by formal action (resolution) of the City Council, which is the City's highest level of decision-making authority. Committed amounts cannot be used for any other purpose unless the City Council modifies or rescinds the commitment by resolution.

Assigned - Amounts constrained for specific purposes that are internally imposed. Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. Assigned amounts represent intended uses established by the City Council itself or by the Finance Director to which the governing body delegates the authority. The City Council has adopted a fund balance policy which delegates the authority to assign amounts for specific purposes to the Finance Director.

Unassigned - The residual classification for the General fund and also negative residual amounts in other funds.

When both restricted and unrestricted resources are available for use, it is the City's policy to first use restricted resources, and then use unrestricted resources as they are needed.

When committed, assigned or unassigned resources are available for use, it is the City's policy to use resources in the following order; 1) committed 2) assigned and 3) unassigned.

Note 1: Summary of Significant Accounting Policies (Continued)

Net Position

In the government-wide financial statements, net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources. Net position is displayed in three components:

a. Net investment in capital assets - Consists of capital assets, net of accumulated depreciation reduced by any outstanding debt attributable to acquire capital assets.

b. Restricted net position - Consist of net position balances restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors, laws or regulations of other governments.

c. Unrestricted net position - All other net position balances that do not meet the definition of “restricted” or “net investment in capital assets”.

Note 2: Stewardship, Compliance and Accountability

A. Budgetary Information

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the General fund and special revenue funds. All annual appropriations lapse at fiscal year-end. The City does not use encumbrance accounting.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the appropriation, is not employed by the City because it is at present not considered necessary to assure effective budgetary control or to facilitate effective cash management. The budget was not amended during 2019.

1. The City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.

2. Public hearings are conducted to obtain taxpayer comments.

3. The budget is legally enacted through passage of a resolution on a departmental basis and can be expended by each department based upon detailed budget estimates for individual expenditure accounts.

4. The City Manager is authorized to transfer appropriations within any department budget. Additional interdepartmental or interfund appropriations and deletions are or may be authorized by the City Council as allowed by City Charter.

5. Formal budgetary integration is employed as a management control device during the year for the General fund and special revenue funds.

6. Supplementary budgets are adopted for the debt service and proprietary funds. These budget amounts represent general obligation bond indenture provisions and net income for operation and capital maintenance, respectively, and are not reflected in the financial statements, because these are adopted for management purposes only and do not represent a legally adopted budget.

7. A capital improvement program is reviewed annually by the City Council for the capital projects funds. However, appropriations for major projects are not adopted until the actual bid award of the improvement. The appropriations are not reflected in the financial statements.

8. Budgeted appropriations for expenditures are controlled at the departmental level. Monitoring of budgets is maintained at the expenditure category level (i.e., personal services and benefits; materials, supplies, services, capital outlay) within each activity.

Note 2: Stewardship, Compliance and Accountability (Continued)

B. Excess of Expenditures Over Appropriations

For the year ended December 31, 2019 expenditures exceeded appropriations in the following funds:

Fund	Budget	Actual	Excess of Expenditures Over Appropriations
Nonmajor Governmental			
Insurance Fund	$ 508,800	$ 549,266	$ 40,466

The excess of expenditures over appropriations for these funds were funded by both revenues in excess of budget and the use of reserves.

C. Deficit Fund Equity

The following funds had deficits at December 31, 2019:

Fund	Amount
Major Governmental	
TIF District	$ 721,247
Nonmajor Governmental	
Community Events	2,306
Public Works Facility	39,690
River to River Trail	417,533

The fund balance deficits will be eliminated with future revenues and transfers from other funds.

Note 3: Detailed Notes on All Funds

A. Deposits and Investments

Deposits

Custodial credit risk for deposits and investments is the risk that in the event of a bank failure, the City's deposits and investments may not be returned or the City will not be able to recover collateral securities in the possession of an outside party. In accordance with Minnesota statutes and as authorized by the City Council, the City maintains deposits at those depository banks, all of which are members of the Federal Reserve System.

Minnesota statutes require that all City deposits be protected by insurance, surety bond or collateral. The fair value of collateral pledged must equal 110 percent of the deposits not covered by insurance or bonds, with the exception of irrevocable standby letters of credit issued by Federal Home Loan Banks as this type of collateral only requires collateral pledged equal to 100 percent of the deposits not covered by insurance or bonds.

Authorized collateral in lieu of a corporate surety bond includes:

- United States government Treasury bills, Treasury notes, Treasury bonds;
- Issues of United States government agencies and instrumentalities as quoted by a recognized industry quotation service available to the government entity;
- General obligation securities of any state or local government with taxing powers which is rated "A" or better by a national bond rating service, or revenue obligation securities of any state or local government with taxing powers which is rated "AA" or better by a national bond rating service;
- General obligation securities of a local government with taxing powers may be pledged as collateral against funds deposited by that same local government entity;
- Irrevocable standby letters of credit issued by Federal Home Loan Banks to a municipality accompanied by written evidence that the bank's public debt is rated "AA" or better by Moody's Investors Service, Inc., or Standard & Poor's Corporation; and
- Time deposits that are fully insured by any federal agency.

Minnesota statutes require that all collateral shall be placed in safekeeping in a restricted account at a Federal Reserve Bank, or in an account at a trust department of a commercial bank or other financial institution that is not owned or controlled by the financial institution furnishing the collateral. The selection should be approved by the government entity.

At year end, the City's carrying amount of deposits was $1,369,607 and the bank balance was $1,399,272. The bank balance was covered by federal depository insurance totaling $458,045. The remaining balance was covered by collateral held by the City's agent in the City's name.

Note 3: Detailed Notes on All Funds (Continued)

Investments

As of December 31, 2019, the City had the following investments that are insured or registered, or securities held by the City's agent in the City's name:

Types of Investments	Credit Quality/ Ratings (1)	Segmented Time Distribution (2)	Amount	Fair Value Measurement Using Level 1	Level 2	Level 3
Pooled Investments at Amortized Costs						
4M Fund	N/A	less than 1 year	$ 16,763			
Broker Money Market Funds	N/A	less than 1 year	6,792,252			
Mutual Fund	N/A	less than 1 year	3,891,940			
Non-pooled Investments at Fair Value						
US Government Securities	Aaa	1 to 5 years	1,846,787	$ 1,846,787	$ -	$ -
US Government Securities	Aaa	more than 5 years	1,497,655	1,497,655	-	-
Taxable Municipal Bonds	Aaa	1 to 5 years	497,035	-	497,035	-
Taxable Municipal Bonds	Aaa	more than 5 years	925,465	-	925,465	-
Taxable Municipal Bonds	Aa	1 to 5 years	647,946	-	647,946	-
Taxable Municipal Bonds	Aa	more than 5 years	2,007,248	-	2,007,248	-
Brokered Certificates of Deposit	N/A	less than 1 year	2,162,843	-	2,162,843	-
Brokered Certificates of Deposit	N/A	1 to 5 years	6,955,476	-	6,955,476	-
Total Investments			$ 27,241,410	$ 3,344,442	$ 13,196,013	$ -

(1) Ratings are provided by various credit rating agencies where applicable to indicate associated credit risk.
(2) Interest rate risk is disclosed using the segmented time distribution method.
(3) Internal investment in City of West St. Paul 1995 gross revenue golf course bonds, which are not rated.
N/A Indicates not applicable or available.

Cash and Investments Summary

A reconciliation of cash and temporary investments as shown on the financial statements for the City follows:

Carrying Amount of Deposits	$ 1,369,607
Investments	27,241,410
Total	$ 28,611,017
As Reported on the Financial Statements	
Statement of net position	
Cash and temporary investments	$ 28,611,017

Note 3: Detailed Notes on All Funds (Continued)

The investments of the City are subject to the following risks:

- *Credit Risk.* Credit risk is the risk that an issuer or other counterparty to an investment will be unable to fulfill its obligation to the holder of the investment. State law limits investments to commercial paper to those rated in the highest quality category by at least two nationally recognized rating agencies; in any security of the State of Minnesota or any of its municipalities which is rated “A” or better by a national bond rating service for general obligation and rated “AA” or better for a revenue obligation; a general obligation of the Minnesota Housing Finance Agency to those rated “A” or better by a national bond rating agency; mutual funds or money market funds whose investments are restricted to securities described in MS 118A.04. The City’s investment policy does not place further restrictions on investment options.

- *Custodial Credit Risk.* For investments in securities, custodial credit risk is the risk that in the event of failure of the counterparty to a transaction, the City will not be able to recover the value of its investment securities that are in the possession of an outside party. Investments in investment pools and money markets are not evidenced by securities that exist in physical or book entry form, and therefore are not subject to custodial credit risk disclosures. The City’s investment policy does not address custodial risk. However, investments in securities are held by the City’s broker-dealer of which $500,000 is insured through SIPC. The broker-dealer has provided additional protection by providing additional insurance. This insurance is subject to aggregate limits applied to all of the broker-dealer’s accounts.

- *Concentration of Credit risk*. The City's investment policy places limits on various security types as a percentage of the total portfolio. United States governmental securities are allowed to be 100% of the portfolio. State and local securities cannot exceed 40% of the portfolio. The City has placed limits on other types of securities, but has not invested in these types. The City places no limit on the amount the City may invest in any one issuer (except commercial paper).

- *Interest Rate Risk*. The City's investment policy states the investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. The portfolio shall be structured so that securities mature concurrent with cash needs to meet anticipated demands and the portfolio should consist largely of securities with active secondary or resale markets.

Note 3: Detailed Notes on All Funds (Continued)

B. Capital Assets

Capital asset activity for the year ended December 31, 2019 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets not Being Depreciated				
Land	$ 5,043,391	$ -	$ -	$ 5,043,391
Construction in progress	3,444,990	3,388,017	(2,287,203)	4,545,804
Total Capital Assets not Being Depreciated	8,488,381	3,388,017	(2,287,203)	9,589,195
Capital Assets Being Depreciated				
Buildings	11,980,417	868,270	-	12,848,687
Improvements other than buildings	8,763,161	7,800	-	8,770,961
Vehicles, machinery and equipment	4,402,520	371,067	-	4,773,587
Software	360,634	245,428	-	606,062
Infrastructure	65,209,829	1,173,505	(206,985)	66,176,349
Total Capital Assets Being Depreciated	90,716,561	2,666,070	(206,985)	93,175,646
Less Accumulated Depreciation for				
Buildings	(4,144,609)	(407,811)	-	(4,552,420)
Improvements other than buildings	(1,033,249)	(91,935)	-	(1,125,184)
Machinery and equipment	(2,706,245)	(508,083)	-	(3,214,328)
Software	(335,445)	(16,712)	-	(352,157)
Infrastructure	(32,660,499)	(1,647,798)	206,985	(34,101,312)
Total Accumulated Depreciation	(40,880,047)	(2,672,339)	206,985	(43,345,401)
Total Capital Assets Being Depreciated, Net	49,836,514	(6,269)	-	49,830,245
Governmental Activities Capital Assets, Net	$ 58,324,895	$ 3,381,748	$ (2,287,203)	$ 59,419,440

Note 3: Detailed Notes on All Funds (Continued)

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type Activities				
Capital Assets not Being Depreciated				
Land	$ 1,144,168	$ -	$ -	$ 1,144,168
Construction in progress	132,052	1,086,979	-	1,219,031
Total Capital Assets not Being Depreciated	1,276,220	1,086,979	-	2,363,199
Capital Assets Being Depreciated				
Buildings and improvements	15,368,996	-	-	15,368,996
Distribution and collection systems	18,276,918	-	-	18,276,918
Machinery and equipment	1,338,996	115,132	-	1,454,128
Total Capital Assets Being Depreciated	34,984,910	115,132	-	35,100,042
Less Accumulated Depreciation for				
Buildings and improvements	(5,386,966)	(476,317)	-	(5,863,283)
Distribution and collection systems	(8,509,919)	(367,821)	-	(8,877,740)
Machinery and equipment	(912,428)	(136,094)	-	(1,048,522)
Total Accumulated Depreciation	(14,809,313)	(980,232)	-	(15,789,545)
Total Capital Assets Being Depreciated, Net	20,175,597	(865,100)	-	19,310,497
Business-type Activities Capital Assets, Net	$ 21,451,817	$ 221,879	$ -	$ 21,673,696

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

Governmental Activities	
General government	$ 356,977
Public safety	127,469
Public works	1,982,888
Parks and recreation	205,005
Total Depreciation Expense - Governmental Activities	$ 2,672,339
Business-type Activities	
Storm sewer	$ 207,740
Sanitary sewer	341,946
Recreation	430,546
Total Depreciation Expense - Business-type Activities	$ 980,232

Note 3: Detailed Notes on All Funds (Continued)

C. Construction Commitments

The City had the following outstanding construction commitments at December 31, 2019:

Project	Spent to Date	Remaining Commitment
Marie and Oakdale Trail	$ 1,610,245	$ 160,622
2019 Street Improvement Project	3,745,630	484,262
Police Renovation	95,790	656,810

D. Interfund Receivables, Payables and Transfers

The composition of interfund balances as of December 31, 2019 is as follows:

Receivable Fund	Payable Fund	Purpose	Amount
Economic Development Authority	TIF Districts	To fund tax increment projects	$ 1,136,296
General	Nonmajor Governmental Funds	To provide cash flows	40,000
General	Nonmajor Governmental Funds	To provide cash flows	420,000
General	Nonmajor Governmental Funds	To provide cash flows	10,613
Total			$ 1,606,909

Interfund loans are not expected to be collected in full within one year. These loans will be repaid with future tax increment collections, intergovernmental receipts and bond proceeds.

The City made transfers during the fiscal year 2019 as shown and described below:

	Transfer In		
Fund	General	Debt Service	Total
Transfer Out			
TIF Districts	$ -	$ 98,535	$ 98,535
Storm Sewer	150,000	-	150,000
Sanitary Sewer	450,000	-	450,000
Recreation	50,000	-	50,000
Total	$ 650,000	$ 98,535	$ 748,535

During the year, transfers are used to 1) transfer funds to the General fund for indirect costs and administrative support and 2) transfer tax increment resources to pay debt service.

Note 3: Detailed Notes on All Funds (Continued)

E. Long-term Debt

General Obligation (G.O.) Bonds

The City issues G.O. and revenue bonds to provide funds for the acquisition and construction of major capital facilities and equipment. Debt service is covered by tax increments, special assessments, property tax levies and revenues. In addition, bonds have been issued to refund G.O., G.O. tax increment, G.O. special assessment, and G.O. revenue bonds.

On November 28, 2016, the City issued $4,825,000 of G.O. Street Reconstruction bonds that are guaranteed through a Credit Enhancement Program. Agreement with the Minnesota Public Facilities Authority which is acting on behalf of the State of Minnesota. The provisions of the agreement shall be binding on the City as long as the obligations of the issue remain outstanding. Through December 31, 2019, the Authority has made one scheduled payment on the obligation on behalf of the City.

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year End
G.O. Tax Abatement Bonds, Series 2014A	$ 4,845,000	2.00 - 3.38 %	6/24/2014	2/1/2035	$ 4,040,000
G.O. Street Reconstruction Bonds, Series 2014B	4,930,000	2.00 - 3.25	6/24/2014	2/1/2030	3,785,000
G.O. Refunding Bonds, Series 2015A	5,685,000	2.90 - 3.00	6/24/2015	2/1/2035	4,995,000
G.O. Street Reconstruction Bonds, Series 2016B	4,825,000	2.00 - 2.75	11/28/2016	2/1/2032	4,285,000
G.O. Improvement Bonds Series 2017A	4,825,000	3.00 - 4.00	5/22/2017	2/1/2033	4,565,000
G.O. Street Reconstruction Bonds, Series 2017B	5,175,000	3.00 - 4.00	5/22/2017	2/1/2033	4,910,000
G.O. Improvement Bonds Series 2018A	7,260,000	3.00 - 4.00	6/26/2018	2/1/2034	7,260,000
Total G.O. Bonds					$ 33,840,000

Annual debt service requirements to maturity for G.O. bonds are as follows:

Year Ending December 31,	Governmental Activities		
	Principal	Interest	Total
2020	$ 1,910,000	$ 1,021,983	$ 2,931,983
2021	1,965,000	962,583	2,927,583
2022	2,020,000	899,783	2,919,783
2023	2,090,000	833,083	2,923,083
2024	2,185,000	763,070	2,948,070
2025 - 2029	12,130,000	2,691,952	14,821,952
2030 - 2034	10,810,000	857,463	11,667,463
2035	730,000	11,319	741,319
Total	$ 33,840,000	$ 8,041,236	$ 41,881,236

Note 3: Detailed Notes on All Funds (Continued)

G.O. Improvement Bonds

The following bonds were issued to finance various improvements and will be repaid primarily from special assessments levied on the properties benefiting from the improvements. Some issues, however, are partially financed by ad valorem tax levies. All special assessment debt is backed by the full faith and credit of the City. Each year the combined assessment and tax levy equals 105 percent of the amount required for debt service. The excess of 5 percent is to cover any delinquencies in tax or assessment payments.

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year End
G.O. Improvement and Refunding Bonds, Series 2010A	$ 2,940,000	3.00 - 3.75 %	12/29/2010	2/1/2026	$ 1,290,000
G.O. Improvement and Refunding Bonds, Series 2012C	3,795,000	0.40 - 1.45	12/27/2012	2/1/2023	1,240,000
G.O. Improvement and Refunding Bonds, Series 2013A	1,530,000	2.00 - 2.30	5/13/2013	2/1/2024	790,000
G.O. Improvement and Refunding Bonds, Series 2015A	1,195,000	2.90 - 3.00	6/24/2015	2/1/2022	615,000
G.O. Improvement and Refunding Bonds, Series 2015B	995,000	2.00	12/1/2015	12/1/2023	485,000
G.O. Improvement Bonds, Series 2018A	2,290,000	3.00 - 4.00	6/26/2018	2/1/2034	2,290,000
G.O. Improvement Bonds, Series 2019A	5,325,000	2.00 - 3.00	8/26/2019	2/1/2035	5,325,000
Total G.O. Improvement Bonds					$ 12,035,000

Annual debt service requirements to maturity for general obligation improvement bonds are as follows:

Year Ending December 31,	Governmental Activities		
	Principal	Interest	Total
2020	$ 1,065,000	$ 297,122	$ 1,362,122
2021	1,340,000	286,106	1,626,106
2022	1,430,000	251,098	1,681,098
2023	1,245,000	216,530	1,461,530
2024	825,000	185,795	1,010,795
2025 - 2029	2,915,000	606,763	3,521,763
2030 - 2034	2,805,000	216,213	3,021,213
2035	410,000	4,305	414,305
Total	$ 12,035,000	$ 2,063,932	$ 14,098,932

Note 3: Detailed Notes on All Funds (Continued)

G.O. Tax Increment Bonds

The following bonds were issued for redevelopment projects. The additional tax increments resulting from increased tax capacity of the redeveloped properties will be used to retire the related debt.

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year End
G.O. TIF Refunding Bonds, Series 2015C	$ 1,320,000	1.50 - 3.00 %	12/1/2015	2/1/2031	$ 1,125,000

Annual debt service requirements to maturity for G.O. tax increment bonds are as follows:

Year Ending December 31,	Governmental Activities		
	Principal	Interest	Total
2020	$ 75,000	$ 28,060	$ 103,060
2021	80,000	26,954	106,954
2022	75,000	25,753	100,753
2023	80,000	24,458	104,458
2024	90,000	23,063	113,063
2025 - 2029	495,000	84,436	579,436
2030 - 2031	230,000	15,600	245,600
Total	$ 1,125,000	$ 228,324	$ 1,353,324

General Obligation Revenue Bonds

The following bonds were issued to finance capital improvements in the enterprise funds.

The Golf Course Bonds and the G.O. Sewer Revenue Bonds will be repaid from future revenues pledged from the enterprise funds and are backed by the taxing power of the City. Annual revenues from charges for services, principal and interest payments, and percentage of revenue required to cover principal and interest payments are as follows:

	Storm Sewer	Sanitary Sewer	Recreation (Regional Athletic Center)
Net Operating Revenues	$ 464,919	$ 4,362,210	$ 806,682
Principal and Interest	80,269	633,637	313,643
Percentage of Revenues	17 %	15 %	39 %

Note 3: Detailed Notes on All Funds (Continued)

The Tax Abatement Bonds and interest thereon are payable from abatements collected from certain property in the City. If abatement revenues are insufficient to meet principal and interest due, the City is required to levy ad valorem taxes without limit as to rate or amount on all taxable property in the City to make up the deficiency.

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year End
Golf Course Bonds, Series 1995	$ 970,000	6.50 %	7/1/1995	12/1/2022	$ 245,000
G.O. Sewer Refunding Bonds Series 2009A	1,315,000	2.50 - 4.60	3/18/2009	2/1/2018	125,000
G.O. Sewer Revenue Bonds, Series 2009A	1,545,000	2.00 - 3.50	11/18/2009	2/1/2020	175,000
G.O. Tax Abatement Bonds, Series2012A	2,520,000	2.00 - 2.75	8/14/2012	2/1/2026	1,485,000
G.O. Tax Abatement Bonds, Series 2012B	2,560,000	2.13 - 2.75	8/14/2012	2/1/2034	2,560,000
G.O. Sewer Revenue Bonds, Series 2016A	5,110,000	2.10 - 3.00	6/16/2016	2/1/2032	4,540,000
G.O. Sewer Revenue Bonds, Series 2016A	1,130,000	2.00 - 3.00	8/26/2019	2/1/2035	1,130,000
Total G.O. Revenue Bonds					$ 10,260,000

Annual debt service requirements to maturity for general obligation revenue bonds are as follows:

Year Ending December 31,	Business-type Activities		
	Principal	Interest	Total
2020	$ 1,065,000	$ 235,028	$ 1,300,028
2021	580,000	215,353	795,353
2022	605,000	198,079	803,079
2023	625,000	179,710	804,710
2024	640,000	162,336	802,336
2025 - 2029	3,500,000	575,073	4,075,073
2030 - 2034	3,155,000	172,787	3,327,787
2035	90,000	1,609	91,609
Total	$ 10,260,000	$ 1,739,975	$ 11,999,975

Note 3: Detailed Notes on All Funds (Continued)

Changes in Long-term Liabilities

Noncurrent liability activity for the year ended December 31, 2019 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Governmental Activities					
Bonds Payable					
G.O. bonds	$ 35,340,000	$ -	$ (1,500,000)	$ 33,840,000	$ 1,910,000
G.O. improvement bonds	7,740,000	5,325,000	(1,030,000)	12,035,000	1,065,000
G.O. tax increment bonds	1,195,000	-	(70,000)	1,125,000	75,000
Bond premium	1,482,728	311,029	(139,092)	1,654,665	-
Total Bonds Payable	45,757,728	5,636,029	(2,739,092)	48,654,665	3,050,000
Compensated Absences Payable	882,882	480,170	(502,020)	861,032	473,568
Governmental Activity Long-term Liabilities	$ 46,640,610	$ 6,116,199	$ (3,241,112)	$ 49,515,697	$ 3,523,568
Business-type Activities					
Bonds Payable					
G.O. revenue bonds	$ 9,930,000	$ 1,130,000	$ (800,000)	$ 10,260,000	$ 1,065,000
Bond premium	199,664	65,285	(21,775)	243,174	-
Bond discount	(4,110)	-	2,054	(2,056)	-
Total Bonds Payable	10,125,554	1,195,285	(819,721)	10,501,118	1,065,000
Compensated Absences Payable	40,143	31,759	(32,633)	39,269	21,598
Business-type Activity Long-term Liabilities	$ 10,165,697	$ 1,227,044	$ (852,354)	$ 10,540,387	$ 1,086,598

Note 3: Detailed Notes on All Funds (Continued)

F. Fund Balance Classification

At December 31, 2019, a summary of the governmental fund balance classifications are as follows:

	General	Economic Development Authority	Debt Service	Permanent Improvement Revolving	TIF Districts	Other Governmental Funds	Total
Nonspendable							
Notes receivable	$ 26,200	$ -	$ -	$ -	$ -	$ -	$ 26,200
Advances to other funds	470,613	-	-	-	-	-	470,613
Prepaid items	137,469	1,295	-	-	-	-	138,764
Total Nonspendable	$ 634,282	$ 1,295	$ -	$ -	$ -	$ -	$ 635,577
Restricted for							
Debt service	$ -	$ -	$ 6,869,583	$ -	$ -	$ -	$ 6,869,583
Capital Improvements	-	-	-	3,030,035	-	-	3,030,035
Economic development	-	-	-	-	359,411	-	359,411
Police	-	-	-	-	-	2,900	2,900
Total Restricted	$ -	$ -	$ 6,869,583	$ 3,030,035	$ 359,411	$ 2,900	$ 10,261,929
Committed to							
Economic development	$ -	$ 3,112,990	$ -	$ -	$ -	$ -	$ 3,112,990
Insurance deductibles, litigation, risk mitigation	-	-	-	-	-	141,879	141,879
Total committed	$ -	$ -	$ -	$ -	$ -	$ 141,879	$ 3,254,869
Assigned to							
Street maintenance	$ -	$ -	$ -	$ 433,733	$ -	$ -	$ 433,733
Equipment acquisition	-	-	-	-	-	1,361,275	1,361,275
Technology replacement	-	-	-	-	-	202,551	202,551
Park improvements	-	-	-	-	-	965,729	965,729
Capital facilities	-	-	-	-	-	824,670	824,670
Total Assigned	$ -	$ -	$ -	$ 433,733	$ -	$ 3,354,225	$ 3,787,958

Note 4: Defined Benefit Pension Plans - Statewide

A. Plan Description

The City participates in the following cost-sharing multiple-employer defined benefit pension plans administered by the Public Employees Retirement Association of Minnesota (PERA). PERA's defined benefit pension plans are established and administered in accordance with Minnesota statutes, chapters 353 and 356. PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code.

General Employees Retirement Plan (GERP)

All full-time and certain part-time employees of the City are covered by the General Employees Retirement Plan (GERP). GERP members belong to the Coordinated Plan. Coordinated Plan members are covered by Social Security.

Public Employees Police and Fire Plan (PEPFP)

The PEPFP, originally established for police officers and firefighters not covered by a local relief association, now covers all police officers and firefighters hired since 1980. Effective July 1, 1999, the PEPFP also covers police officers and firefighters belonging to a local relief association that elected to merge with and transfer assets and administration to PERA.

B. Benefits Provided

PERA provides retirement, disability and death benefits. Benefit provisions are established by state statute and can only be modified by the state legislature.

Vested, terminated employees who are entitled to benefits but are not receiving them yet are bound by the provisions in effect at the time they last terminated their public service.

GERP Benefits

GERP benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for PERA's Coordinated and Basic Plan members. Members hired prior to July 1, 1989 receive the higher of Method 1 or Method 2 formulas. Only Method 2 is used for members hired after June 30, 1989. Under Method 1, the accrual rate for Coordinated members is 1.2 percent of average salary for each of the first 10 years of service and 1.7 percent of average salary for each additional year. Under Method 2, the accrual rate for Coordinated members is 1.7 percent for average salary for all years of service. For members hired prior to July 1, 1989 a full annuity is available when age plus years of service equal 90 and normal retirement age is 65. For members hired on or after July 1, 1989 normal retirement age is the age for unreduced Social Security benefits capped at 66.

Benefit increases are provided to benefit recipients each January. Increases are related to the funding ratio of the plan. If the General Employees Plan is at least 90 percent funded for two consecutive years, benefit recipients are given a 2.5 percent increase. If the plan has not exceeded 90 percent funded, or have fallen below 80 percent, benefit recipients are given a one percent increase. A benefit recipient who has been receiving a benefit for at least 12 full months as of June 30 will receive a full increase. Members receiving benefits for at least one month but less than 12 full months as of June 30 will receive a pro rata increase.

PEPFP Benefits

Benefits for the PEPFP members first hired after June 30, 2010 but before July 1, 2014 vest on a prorated basis from 50 percent after five years up to 100 percent after ten years of credited service. Benefits for PEPFF members first hired after June 30, 2014, vest on a prorated basis from 50 percent after ten years up to 100 percent after twenty years of credited service. The annuity accrual rate is 3 percent of average salary for each year of service. A full, unreduced pension is earned when members are age 55 and vested, or for members who were first hired prior to July 1, 1989, when age plus years of service equal at least 90.

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

Annuities, disability benefits and survivor benefits are increased effective every January 1. Beginning January 1, 2019, the postretirement increase will be fixed at 1 percent. Recipients that have been receiving the annuity or benefit for at least 36 months as of the June 30 before the effective date of the increase-will receive the full increase. For recipients receiving the annuity or benefit for at least 25 months but less than 36 months as of the June 30 before the effective date of the increase will receive a reduced prorated increase.

C. Contributions

Minnesota statutes chapter 353 sets the rates for employer and employee contributions. Contribution rates can only be modified by the state Legislature.

General Employees Fund Contributions

Coordinated plan members were required to contribute 6.50 percent of their annual covered salary in fiscal year 2019 and the City was required to contribute 7.50 percent for Coordinated Plan members. The City's contributions to the General Employees Fund for the years ending December 31, 2019, 2018 and 2017 were $301,157, $294,604 and $292,968, respectively. The City's contributions were equal to the required contributions for each year as set by state statute.

Police and Fire Fund Contributions

Police and Fire member's contribution rates increased from 10.80 percent of pay to 11.30 percent and employer rates increased from 16.20 percent to 16.95 percent on January 1, 2019. The City's contributions to the Police and Fire Fund for the years ending December 31, 2019, 2018 and 2017 were $506,520, $463,200 and $443,980, respectively. The City's contributions were equal to the contractually required contributions for each year as set by state statute.

D. Pension Costs

General Employees Fund Pension Costs

At December 31, 2019, the City reported a liability of $3,118,230 for its proportionate share of the General Employees Fund's net pension liability. The City's net pension liability reflected a reduction due to the State of Minnesota's contribution of $16 million to the fund in 2019. The State of Minnesota is considered a non-employer contributing entity and the State's contribution meets the definition of a special funding situation. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled $96,996. The net pension liability was measured as of June 30, 2019, 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 proportionate share of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2018 through June 30, 2019 relative to the total employer contributions received from all of PERA's participating employers. At June 30, 2019, the City's proportionate share was 0.0564 percent which was an decrease of (0.0023) percent from its proportion measured as of June 30, 2018.

City's Proportionate Share of the Net Pension Liability	$ 3,118,230
State of Minnesota's Proportionate Share of the Net Pension Liability Associated with the City	96,996
Total	$ 3,215,226

For the year ended December 31, 2019, the City recognized pension expense of $113,489 for its proportionate share of the General Employees Fund's pension expense. In addition, the City recognized $7,264 as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of $16 million to the General Employees Fund.

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

At December 31, 2019, the City reported its proportionate share of General Employees Fund's deferred outflows of resources and deferred inflows of resources, and its contributions subsequent to the measurement date, from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	$ 107,698	$ 5,521
Changes in Actuarial Assumptions	12,031	261,142
Net Difference Between Projected and Actual Earnings on Plan Investments	-	336,949
Changes in Proportion	63,700	107,345
Contributions to PERA Subsequent to the Measurement Date	149,123	-
Total	$ 332,552	$ 710,957

The $149,123 reported as deferred outflows of resources related to pensions resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2020. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

2020	$ (152,046)
2021	(276,490)
2022	(104,017)
2023	5,025

Police and Fire Fund Pension Costs

At December 31, 2019, the City reported a liability of $2,945,751 for its proportionate share of the Police and Fire Fund's net pension liability. The net pension liability was measured as of June 30, 2019, 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 proportionate share of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2018 through June 30, 2019 relative to the total employer contributions received from all of PERA's participating employers. At June 30, 2019, the City's proportionate share was 0.2767 percent which was an increase of 0.0113 percent from its proportionate share measured as of June 30, 2018.

For the year ended December 31, 2019, the City recognized pension expense of $606,941 for its proportionate share of the Police and Fire Plan's pension expense. The City also recognized $37,355 for the year ended December 31, 2019, as revenue and an offsetting reduction of net pension liability for its proportionate share of the State of Minnesota's on-behalf contributions to the Police and Fire Fund. Legislation passed in 2013 required the State of Minnesota to begin contributing $9 million to the Police and Fire Fund each year until the plan is 90 percent funded or until the State Patrol Plan (administered by the Minnesota State Retirement System) is 90 percent funded, whichever occurs later. In addition, the state will pay $4.5 million on October 1, 2018 and October 1, 2019 in direct state aid. Thereafter, by October 1 of each year, the state will pay $9 million until full funding is reached or July 1, 2048, whichever is earlier.

For the year ended December 31, 2019, the City recognized pension expense of $37,355 for its proportionate share of the Police and Fire Plan's pension expense.

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

At December 31, 2019, the City reported its proportionate share of Police and Fire Plan's deferred outflows of resources and deferred inflows of resources, and its contributions subsequent to the measurement date, from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	$ 131,657	$ 488,105
Changes in Actuarial Assumptions	2,482,394	3,319,292
Net Difference Between Projected and Actual Earnings on Plan Investments	-	577,565
Changes in Proportion	250,524	34,801
Contributions Paid to PERA subsequent to the Measurement Date	254,719	-
Total	$ 3,119,294	$ 4,419,763

The $254,719 reported as deferred outflows of resources related to pensions resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2020. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

2020	$ (154,883)
2021	(385,209)
2022	(1,076,237)
2023	31,666
2024	29,475

E. Actuarial Assumptions

The total pension liability in the June 30, 2019 actuarial valuation was determined using an individual entry-age normal actuarial cost method and the following actuarial assumptions:

Inflation	2.50% per year
Active Member Payroll Growth	3.25% per year
Investment Rate of Return	7.50%

Salary increases were based on a service-related table. Mortality rates for active members, retirees, survivors and disabilitants were based on RP-2014 tables for males or females, as appropriate, with slight adjustments to fit PERA's experience. Cost of living benefit increases after retirement for retirees are assumed to be 1.25 percent per year for General Employees Plan and 1.0 percent per year for Police and Fire Plan.

Actuarial assumptions used in the June 30, 2019 valuation were based on the results of actuarial experience studies. The most recent four-year experience study in the General Employee Plan was completed in 2019. The most recent four-year experience study for Police and Fire Plan was completed in 2016. Economic assumptions were updated in 2018 based on a review of inflation and investment return assumptions.

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

The following changes in actuarial assumptions and plan provisions occurred in 2019:

General Employees Fund

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2017 to MP-2018.

Changes in Plan Provisions

- The employer supplemental contribution was changed prospectively, decreasing from $31.0 million to $21.0 million per year. The State's special funding contribution was changed prospectively, requiring $16.0 million due per year through 2031.

Police and Fire Fund

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2017 to MP-2018.

Changes in Plan Provisions

- There have been no changes since the prior valuation.

The State Board of Investment, which manages the investments of PERA, prepares an analysis of the reasonableness on a regular basis of the long-term expected rate of return using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
Domestic Equity	35.5 %	5.10 %
Private Markets	25.0	5.90
Fixed Income	20.0	0.75
International Equity	17.5	5.90
Cash Equivalents	2.0	-
Total	100.0 %	

F. Discount Rate

The discount rate used to measure the total pension liability in 2019 was 7.5 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and employers will be made at rates set in Minnesota Statutes. Based on these assumptions, the fiduciary net position of the General Employees Fund and the Police and Fire Fund were 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 payments to determine the total pension liability.

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

G. Pension Liability Sensitivity

The following presents the City's proportionate share of the net pension liability for all plans it participates in, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate 1 percentage point lower or 1 percentage point higher than the current discount rate:

	City Proportionate Share of NPL		
	1 Percent Decrease (6.50%)	Current (7.50%)	1 Percent Increase (8.50%)
General Employees Fund	$ 5,126,202	$ 3,118,230	$ 1,460,250
Police and Fire Fund	6,438,864	2,945,751	57

H. Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in a separately-issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the Internet at www.mnpera.org.

Note 5: Defined Contribution Plan

There are six City Council members that are covered by the Defined Contribution Plan (DCP), a multiple-employer deferred compensation plan administered by PERA. The DCP is a tax qualified plan under Section 401(a) of the Internal Revenue Code and all contributions by or on behalf of employees are tax deferred until time of withdrawal.

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses, therefore, there is no future liability to the employer. Minnesota statutes, chapter 353d.03, specifies plan provisions, including the employee and employer contribution rates for those qualified personnel who elect to participate. An eligible elected official who decides to participate contributes 5 percent of salary which is matched by the elected official's employer. Employees who are paid for their services may elect to make member contributions in an amount not to exceed the employer share. Employer and employee contributions are combined and used to purchase shares in one or more of the seven accounts of the Minnesota Supplemental Investment Fund. For administering the plan, PERA receives 2 percent of employer contributions and twenty-five hundredths of 1 percent (0.25 percent) of the assets in each member's account annually.

Pension expense for the year is equal to contributions made. Total contributions made by the City during the fiscal year 2019 were:

Contribution Amount		Percentage of Covered Payroll		
Employee	Employer	Employee	Employer	Required Rate
$ 1,312	$ 1,312	5.00%	5.00%	5.00%

The City's contributions to the PEDCP for the years ended December 31, 2019, 2018 and 2017 were $1,312, $1,518 and $1,518, respectively. The City's contributions were equal to the contractually required contributions for each year as set by Minnesota statute.

Note 6: Postemployment Benefits Other Than Pensions

A. Plan Description

In addition to providing the pension benefits described in Note 5, the City provides post-employment health care benefits (OPEB) for retired employees and police and firefighters disabled in the line of duty through a single-employer defined benefit plan. The City of West St. Paul, Minnesota's OPEB plan is administered by the City. The authority to provide these benefits is established in Minnesota Statutes Sections 471.61 Subd. 2a, and 299A.465. The benefits, benefit levels, employee contributions and employer contributions are governed by the City and can be amended by the City through its personnel manual and collective bargaining agreements with employee groups. The Plan is not accounted for as a trust fund, an irrevocable trust has not been established to account for the plan. The Plan does not issue a separate report.

B. Benefits Provided

The City provides post-employment health care benefits to its retirees. To be eligible for benefits, an employee must qualify for retirement or disability benefits from a Minnesota public pension plan. The employee may continue to participate in the City's group health insurance plan that the employee was a participant of immediately prior to retirement. Employees may obtain dependent coverage at retirement only if the employee was receiving dependent coverage immediately prior to retirement. Covered spouses may continue coverage after the retiree's death. The surviving spouse of an active employee may continue coverage in the group health insurance plan after the employee's death.

All health care benefits are provided through the City's group health insurance plans. The retiree pays 100 percent of their premium cost for the City-sponsored group health insurance plan in which they participate. Since the premium is a blended rate determined on the entire active and retiree population, the retirees are receiving an implicit rate subsidy. The benefit levels are the same as those afforded to active employees. Benefits include general inpatient and outpatient medical services; mental, nervous and substance abuse care; vision care; dental care; and prescriptions. Upon a retiree reaching age 65 years of age, Medicare becomes the primary insurer and the City's plan becomes secondary.

C. Participants

At December 31, 2019, the following employees were covered by the benefit terms:

Inactive Plan Members or Beneficiaries Currently Receiving Benefit Payments	14
Active Plan Members	82
Total Plan Members	96

D. Funding Policy

Retiree health care benefits are currently funded on a pay-as-you-go basis. The City Council may change the funding policy at any time. For the year ended December 31, 2019, the City's average contribution rate was 27.34 percent of covered-employee payroll. For the year 2019, the City directly contributed $136,702 to the Plan, while implicit contributions totaled $75,426.

Note 6: Postemployment Benefits Other Than Pensions (Continued)

E. Actuarial Methods and Assumptions

The City's total OPEB liability of $1,908,794 was measured as of December 31, 2018, and the total OPEB liability used to calculate the total OPEB liability was determined by an actuarial valuation as of December 31, 2018

The total OPEB liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:
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Discount Rate	3.71%
20-Year Municipal Bond Yield	3.71%
Inflation Rate	2.50%
Medical Trend Rate	6.40% in 2019 gradually decreasing to 4.00% over several deca

The discount rate used to measure the total OPEB liability was 3.71 percent.

Mortality rates were based on the RP-2014 mortality tables with projected mortality improvements based on scale MP-2017,and other adjustments.

Health care cost trend rate was 6.40% for FY2019, gradually decreasing over several decades to an ultimate rate of 4.00% in FY2075 and later years. In addition, the medical trend rates above were increased to reflect the projected effect of the Affordable Care Act's Excise Tax on high- cost health insurance plans. The additional trend rate adjustments vary by year, but average 0.35% beginning calendar year 2022 for
plans other than Medicare plans.

The actuarial assumptions used in the December 31, 2018 valuation were based on input from a variety of published sources of historical and projected future financial data. Each assumption was reviewed for reasonableness with the source information as well as for consistency with the other economic assumptions.

F. Changes in the Total OPEB Liability

	Total OPEB Liability (a)
Balances at December 31, 2018	$ 2,104,301
Changes for the Year:	
Service cost	81,245
Interset	70,079
Changes in benefit terms	11,362
Differences between expected and actual experience	(221,491)
Benefit payments	(136,702)
Net Changes	(195,507)
Balances at December 31, 2019	$ 1,908,794

Note 6: Postemployment Benefits Other Than Pensions (Continued)

Since the prior measurement date, the following assumptions changed:

- The discount rate was changed from 3.31% to 3.71% based on updated 20-year municipal bond rates.
- Healthcare trend rates were reset to reflect updated cost increase expectations.
- Medical per capita claims costs were updated to reflect recent experience.
- Mortality and salary increase rates were updated to the rates used in the 7/1/2018 PERA General and Police & Fire Employees Retirement Plan actuarial valuation.
- The inflation assumption was changed from 2.75% to 2.50% based on an updated historical analysis of inflation rates and forward-looking market expectations.

Since the prior measurement date there have been no changes to the benefit terms.

G. Sensitivity of the Total OPEB Liability

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower (2.71 percent) or 1-percentage-point higher (4.71 percent) than the current discount rate:

1 Percent Decrease (2.71%)	Current (3.71%)	1 Percent Increase (4.71%)
$ 2,032,354	$ 1,908,794	$ 1,792,330

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a Healthcare Cost Trent Rates that is 1-percentage point lower (5.4 percent decreasing to 3 percent) or 1-percentage-point higher (7.4 percent increasing to 5 percent) than the current trend rate:

1 Percent Decrease (5.4% Decreasing to 3%)	Healthcare Cost Trend Rates (6.4% Decreasing to 4%)	1 Percent Increase (7.4% Decreasing to 5%)
$ 1,769,457	$ 1,908,794	$ 2,065,859

H. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2019, the City recognized negative OPEB expense of ($58,805). At December 31, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Contributions to OPEB Subsequent to the Measurement Date	$ 212,128	$ -

Deferred outflows of resources totaling $212,128 related to pension resulting from the City's contributions to OPEB subsequent to the measurement date will be recognized as a reduction of the OPEB liability in the year ended December 31, 2020.

Note 7: Joint Powers Agreements

A. DCC - Joint Powers Debt Commitment

On August 25, 2005, the City entered into a joint powers agreement with the Cities of Apple Valley, Burnsville, Eagan, Farmington, Hastings, Inver Grove Heights, Lakeville, Mendota Heights, Rosemount and South St. Paul, Minnesota and, Dakota County Minnesota, to establish the Dakota Communications Center (DCC), a Minnesota nonprofit corporation. The purpose of the DCC is to engage in the operation and maintenance of a county-wide public safety answering point and communications center for law enforcement, fire, emergency medical services, and other public safety services for the mutual benefit of residents residing in the abovementioned cities and county. Pursuant to the joint powers agreement, members are required to provide DCC their pro rata share of cost of operations and maintenance, and capital projects.

Information regarding the Dakota Communications Center can be obtained at the website www.mn-dcc.org/stats.asp.

B. South Metro Fire Department

The City entered into a joint power agreement with the City of South St. Paul to consolidate the cities of West St. Paul and South St. Paul fire departments thereby creating a new entity known as the South Metro Fire Department (SMFD) as of January 1, 2008, the operational date.

The SMFD is governed by a five-member board of directors (Board) that include two council members from each joint city, and one public member which is not an employee nor a resident of either city. The City Council from each respective city appoints four out of the five members to the board. The process for filling the public member position is as follows:

1. The Board shall approve 3 names to be forwarded to each City Council.

2. Each City Council shall rank each nominee in order of preference.

3. If the highest ranked person is the same on each list, then that person is appointed by each Council.

As required by the agreement, the City transferred fire department property and equipment to the SMFD on January 1, 2008, retaining its rights to these assets in the event of SMFD's dissolution. The property and equipment had an estimated original value of $1,446,249.

The activities of the SMFD are funded substantially by the Cities of West St. Paul and South St. Paul, with each contributing an equal share of the SMFD annual budget which must be approved by the Board by a four-fifths vote of all of its members. In addition, each City performed in-kind contributed services of approximate equal value during 2019 with additional service agreements in future years. Information regarding the South Metro Fire Department can be obtained at the website www.southmetrofire.com.

Financial statements may be obtained by writing to the South Metro Fire Department, 1616 Humboldt Avenue, West St. Paul, MN 55118

Note 8: Other Information

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which the City carries insurance. The City obtains insurance through participation in the League of Minnesota Cities Insurance Trust (LMCIT), which is a risk sharing pool with approximately 800 other governmental units. The City pays an annual premium to LMCIT for its workers compensation and property and casualty insurance. The LMCIT is self-sustaining through member premiums and will reinsure for claims above a prescribed dollar amount for each insurance event. Settled claims have not exceeded the City's coverage in any of the past three fiscal years.

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities, if any, include an amount for claims that have been incurred but not reported (IBNRs). The City's management is not aware of any incurred but not reported claims.

B. Tax Increment Financing Districts

The City's tax increment districts are subject to review by the State of Minnesota Office of the State Auditor (OSA). Any disallowed claims or misuse of tax increments could become a liability of the applicable fund. Management has indicated that they are not aware of any instances of noncompliance which would have a material effect on the financial statements.

The City has entered into "pay as you go" Tax Increment Financing notes within its TIF districts. These notes are payable only to the extent of the increment received. As a result, they are a commitment within the district but they have not met the criteria to be reported as a liability on the statement of net position.

C. Conduit Debt Obligations

From time to time, the City has issued industrial revenue bonds to provide financial assistance to private sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payment received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the City, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of December 31, 2019, there was one series of Housing Revenue Bonds outstanding as follows:

Description	Amount Issued	Balance at Year End
2017 Walker Methodist Refinancing Bond	$ 29,240,000	$ 28,410,000

D. Golf Course Land Use Agreement

A portion of the City's golf course is located on property owned by a third party. The City entered into an agreement with the third party which guarantees that the City will have exclusive rights to use this property in exchange for limited exclusive rights for the third party to use a portion of certain City owned parkland. The term of this agreement expires June 30, 2024.

Note 9: Subsequent Event

In December 2019, a novel strain of coronavirus (COVID-19) surfaced. The spread of COVID-19 around the world in the first quarter of 2020 has caused significant volatility in U.S. and international markets. There is significant uncertainty around the breadth and duration of business disruptions related to COVID-19, as well as its impact on the U.S. and international economies and, as such, the City is unable to determine if it will have a material impact to its operations.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF WEST ST. PAUL
WEST ST. PAUL, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2019

Schedule of Employer's Share of PERA Net Pension Liability - General Employees Fund

Fiscal Year Ending	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability (a)	State's Proportionate Share of the Net Pension Liability Associated with the City (b)	Total (a+b)	City's Covered Payroll (c)	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll ((a+b)/c)	Plan Fiduciary Net Position as a Percentage of the Total Net Pension Liability
6/30/2019	0.0564 %	$ 3,118,230	$ 96,996	$ 3,215,226	$3,995,212	80.5 %	80.2 %
6/30/2018	0.0587	3,256,435	106,948	3,363,383	3,935,338	85.5	79.5
6/30/2017	0.0580	3,702,682	46,570	3,749,252	3,737,414	100.3	75.9
6/30/2016	0.0553	4,490,086	-	4,490,086	3,425,146	131.1	68.9
6/30/2015	0.0549	2,845,203	-	2,845,203	3,226,884	88.2	78.2

Note: Schedule is intended to show 10-year trend. Additional years will be reported as they become available.

Schedule of Employer's PERA Contributions - General Employees Fund

Year Ending	Statutorily Required Contribution (a)	Contributions in Relation to the Statutorily Required Contribution (b)	Contribution Deficiency (Excess) (a-b)	City's Covered Payroll (c)	Contributions as a Percentage of Covered Payroll (b/c)
12/31/2019	$ 301,157	$ 301,157	$ -	$ 4,015,430	7.5 %
12/31/2018	294,604	294,604	-	3,928,058	7.5
12/31/2017	292,968	292,968	-	3,906,241	7.5
12/31/2016	269,660	269,660	-	3,595,466	7.5
12/31/2015	238,068	238,068	-	3,174,240	7.5

Note: Schedule is intended to show 10-year trend. Additional years will be reported as they become available.

Notes to the Required Supplementary Information - General Employee Fund

Changes in Actuarial Assumptions

2019 - The mortality projection scale was changed from MP-2017 to MP-2018.

2018 - The mortality projection scale was changed from MP-2015 to MP-2017. The assumed benefit increase was changed from 1.00 percent per year through 2044 and 2.50 percent per year thereafter to 1.25 percent per year.

2017 - The Combined Service Annuity (CSA) loads were changed from 0.8 percent for active members and 60 percent for vested and non-vested deferred members. The revised CSA loads are now 0.0 percent for active member liability, 15.0 percent for vested deferred member liability and 3.0 percent for non-vested deferred member liability. The assumed post-retirement benefit increase rate was changed from 1.0 percent per year for all years to 1.0 percent per year through 2044 and 2.5 percent per year thereafter.

2016 - The assumed post-retirement benefit increase rate was changed from 1.0 percent per year through 2035 and 2.5 percent per year thereafter to 1.0 percent per year for all future years. The assumed investment return was changed from 7.9 percent to 7.5 percent. The single discount rate was changed from 7.9 percent to 7.5 percent. Other assumptions were changed pursuant to the experience study dated June 30, 2015. The assumed future salary increases, payroll growth and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth and 2.50 percent for inflation.

2015 - The assumed post-retirement benefit increase rate was changed from 1.0 percent per year through 2030 and 2.5 percent per year thereafter to 1.0 percent per year through 2035 and 2.5 percent per year thereafter.

Changes in Plan Provisions

2019 - The employer supplemental contribution was changed prospectively, decreasing from $31.0 million to $21.0 million per year. The state's special funding contribution was changed prospectively, requiring $16.0 million due per year through 2031.

2018 - The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024. Interest credited on member contributions decreased from 4.00 percent to 3.00 percent, beginning July 1, 2018. Deferred augmentation was changed to 0.00 percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply. Contribution stabilizer provisions were repealed. Postretirement benefit increases were changed from 1.00 percent per year with a provision to increase to 2.50 percent upon attainment of 90.00 percent funding ratio to 50.00 percent of the Social Security Cost of Living Adjustment, not less than 1.00 percent and not more than 1.50 percent, beginning January 1, 2019. For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to Rule of 90 retirees, disability benefit recipients, or survivors. Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 - The State's contribution for the Minneapolis Employees Retirement Fund equals $16,000,000 in 2017 and 2018, and $6,000,000 thereafter. The Employer Supplemental Contribution for the Minneapolis Employees Retirement Fund changed from $21,000,000 to $31,000,000 in calendar years 2019 to 2031. The state's contribution changed from $16,000,000 to $6,000,000 in calendar years 2019 to 2031.

2017 - The State's special funding contribution increased from $6 million to $16 million.

2015 - On January 1, 2015, the Minneapolis Employees Retirement Fund was merged into the General Employees Fund, which increased the total pension liability by $1.1 billion and increased the fiduciary plan net position by $892 million. Upon consolidation, state and employer contributions were revised.

Schedule of Employer's Share of PERA Net Pension Liability - Police and Fire Fund

Fiscal Year Ending	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability (a)	State's Proportionate Share of the Net Pension Liability Associated with the City (b)	Total (a+b)	City's Covered Payroll (c)	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll (a/c)	Plan Fiduciary Net Position as a Percentage of the Total Net Pension Liability
6/30/2019	0.2767 %	$ 2,945,751	$ -	$ 2,945,751	$ 2,917,736	101.0 %	89.3 %
6/30/2018	0.2654	2,828,891	-	2,828,891	2,797,151	101.1	88.8
6/30/2017	0.2600	3,510,309	-	3,510,309	2,665,352	131.7	85.4
6/30/2016	0.2600	10,434,252	-	10,434,252	2,502,937	416.9	63.9
6/30/2015	0.2680	3,045,107	-	3,045,107	2,450,436	124.3	86.6

Note: Schedule is intended to show 10-year trend. Additional years will be reported as they become available.

Schedule of Employer's PERA Contributions - Police and Fire Fund

Year Ending	Statutorily Required Contribution (a)	Contributions in Relation to the Statutorily Required Contribution (b)	Contribution Deficiency (Excess) (a-b)	City's Covered Payroll (c)	Contributions as a Percentage of Covered Payroll (b/c)
12/31/2019	$ 506,520	$ 506,520	$ -	$ 2,988,319	16.9 %
12/31/2018	463,200	463,200	-	2,859,258	16.2
12/31/2017	443,980	443,980	-	2,740,619	16.2
12/31/2016	411,042	411,042	-	2,537,297	16.2
12/31/2015	408,245	408,245	-	2,524,529	16.2

Note: Schedule is intended to show 10-year trend. Additional years will be reported as they become available.

Notes to the Required Supplementary Information - Public Employees Police and Fire Fund

Changes in Actuarial Assumptions

2019 - The mortality projection scale was changed from MP-2017 to MP-2018.

2018 - The mortality projection scale was changed from MP-2016 to MP-2017. As set by statute, the assumed post-retirement benefit increase was changed from 1.0 percent per year through 2064 and 2.5 percent per year, thereafter, to 1.0 percent for all years, with no trigger.

2017 - Assumed salary increases were changed as recommended in the June 30, 2016 experience study. The net effect is proposed rates that average 0.34 percent lower than the previous rates. Assumed rates of retirement were changed, resulting in fewer retirements. The Combined Service Annuity (CSA) load was 30 percent for vested and non-vested deferred members. The CSA has been changed to 33 percent for vested members and 2 percent for non-vested members. The base mortality table for healthy annuitants was changed from the RP-2000 fully generational table to the RP-2014 fully generational table (with a base year of 2006), with male rates adjusted by a factor of 0.96.

Notes to the Required Supplementary Information - Public Employees Police and Fire Fund (Continued)

The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from the RP-2000 disabled mortality table to the mortality tables assumed for healthy retirees. Assumed termination rates were decreased to 3.0 percent for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall. Assumed percentage of married female members was decreased from 65 percent to 60 percent. Assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females. The assumed percentage of female members electing joint and survivor annuities was increased. The assumed post-retirement benefit increase rate was changed from 1.00 percent for all years to 1.00 percent per year through 2064 and 2.50 percent thereafter. The single discount rate was changed from 5.6 percent to 7.5 percent.

2016 - The assumed post-retirement benefit increase rate was changed from 1.0 percent per year through 2037 and 2.5 percent per year thereafter to 1.0 percent per year for all future years. The assumed investment return was changed from 7.9 percent to 7.5 percent. The single discount rate was changed from 7.9 percent to 5.6 percent. The assumed future salary increases, payroll growth and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth and 2.50 percent for inflation.

2015 - The assumed post-retirement benefit increase rate was changed from 1.0 percent per year through 2030 and 2.5 percent per year thereafter to 1.0 percent per year through 2037 and 2.5 percent per year thereafter.

Changes in Plan Provisions

2018 - As set by statute, the assumed post-retirement benefit increase was changed from 1.0 percent per year through 2064 and 2.5 percent per year, thereafter, to 1.0 percent for all years, with no trigger. An end date of July 1, 2048 was added to the existing $9.0 million state contribution. New annual state aid will equal $4.5 million in fiscal years 2019 and 2020, and $9.0 million thereafter until the plan reaches 100 percent funding, or July 1, 2048, if earlier. Member contributions were changed from 10.80 percent to 11.30 percent of pay, effective January 1, 2019 and 11.80 percent of pay, effective January 1, 2020. Employer contributions were changed from 16.20 percent to 16.95 percent of pay, effective January 1, 2019 and 17.70 percent of pay, effective January 1, 2020. Interest credited on member contributions decreased from 4.00 percent to 3.00 percent, beginning July 1, 2018. Deferred augmentation was changed to 0.00 percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply. Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 - Assumed salary increases were changed as recommended in the June 30, 2016 experience study. The net effect is proposed rates that average 0.34 percent lower than the previous rates. Assumed rates of retirement were changed, resulting in fewer retirements. The combined service annuity (CSA) load was 30.00 percent for vested and non-vested, deferred members. The CSA has been changed to 33.00 percent for vested members and 2.00 percent for non-vested members. The base mortality table for healthy annuitants was changed from the RP-2000 fully generational table to the RP-2014 fully generational table (with a base year of 2006), with male rates adjusted by a factor of 0.96. The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from the RP-2000 disabled mortality table to the mortality tables assumed for healthy retirees. Assumed termination rates were decreased to 3.00 percent for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall. Assumed percentage of married female members was decreased from 65.00 percent to 60.00 percent. Assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females. The assumed percentage of female members electing joint and survivor annuities was increased. The assumed postretirement benefit increase rate was changed from 1.00 percent for all years to 1.00 percent per year through 2064 and 2.50 percent thereafter. The single discount rate was changed from 5.60 percent per annum to 7.50 percent per annum.

2015 - The post-retirement benefit increase to be paid after attainment of the 90 percent funding threshold was changed, from inflation up to 2.5 percent, to a fixed rate of 2.5 percent.

Schedule of Changes in the City's Total OPEB Liability and Related Ratios

	2019	2018
Total OPEB Liability		
Service cost	$ 81,245	$ 70,152
Interest	70,079	76,384
Differences between expected and actual experience	(221,491)	-
Changes in assumptions	11,362	69,036
Benefit payments	(136,702)	(91,897)
Net Change in Total OPEB Liability	(195,507)	123,675
Total OPEB Liability - Beginning	2,104,301	1,980,626
Total OPEB Liability - Ending	$ 1,908,794	$ 2,104,301
Covered - Payroll	$ 6,980,780	$ 6,454,653
City's Total OPEB Liability as a Percentage of Covered Payroll	27.34 %	32.60 %

Benefit Changes:

In 2019, there were no changes to the benefit terms.

In 2018, there were no changes to the benefit terms.

Changes in Assumptions:

In 2019, the following assumptions changed:

The discount rate was changed from 3.31% to 3.71% based on updated 20-year municipal bond rates.

Healthcare trend rates were reset to reflect updated cost increase expectations.

Medical per capita claims costs were updated to reflect recent experience.

Mortality and salary increase rates were updated to the rates used in the 7/1/2018 PERA General and Police Fire Employees Retirement Plan actuarial valuation.

The inflation assumption was changed from 2.75% to 2.50% based on an updated historical analysis of inflation rates forward-looking market expectations.

In 2018, the following assumptions changes:

The health care trend rates were changed to better anticipate short term and long term medical increases.

Rates from base RP-2014 headcount-weighted table adjusted to 2006. Generational projection using scale MP-2017 was applied to these base rates after 2006.

The index rate for 20-year, tax-exempt municipal bonds (Fidelity 20-Year Municipal GO AA Index) used in discount rate determination changed from 3.81% to 3.31%.

The discount rate was changed from 3.81% to 3.31%.

Note: Schedule is intended to show 10-year trend. Additional years will be reported as they become available.

COMBINING AND INDIVIDUAL FUND FINANCIAL STATEMENTS AND SCHEDULES

CITY OF WEST ST. PAUL
WEST ST. PAUL, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2019

City of West St. Paul, Minnesota

Nonmajor Governmental Funds

Combining Balance Sheet

December 31, 2019

	Special Revenue	Capital Projects	Total
Assets			
Cash and temporary investments	$ 116,402	$ 3,326,048	$ 3,442,450
Receivables			
Accounts	43,798	553,446	597,244
Accrued interest	15	6,849	6,864
Due from other governments	-	32,000	32,000
Total Assets	$ 160,215	$ 3,918,343	$ 4,078,558
Liabilities			
Accounts payable	$ 10,029	$ 535,062	$ 545,091
Due to other governments	-	21,616	21,616
Unearned revenue	-	1,763	1,763
Advances from other funds	10,613	460,000	470,613
Total Liabilities	20,642	1,018,441	1,039,083
Fund Balances			
Restricted	-	2,900	2,900
Committed	141,879	-	141,879
Assigned	-	3,354,225	3,354,225
Unassigned	(2,306)	(457,223)	(459,529)
Total Fund Balances	139,573	2,899,902	3,039,475
Total Liabilities and Fund Balances	$ 160,215	$ 3,918,343	$ 4,078,558

City of West St. Paul, Minnesota

Nonmajor Governmental Funds
Combining Statement of Revenues, Expenditures
and Changes in Fund Balances
For the Year Ended December 31, 2019

	Special Revenue	Capital Projects	Total
Revenues			
Taxes	$ 470,300	$ 958,000	$ 1,428,300
Intergovernmental	-	1,694,500	1,694,500
Charges for services	-	42,268	42,268
Interest on investments	372	115,796	116,168
Miscellaneous			
Insurance dividends	68,516	-	68,516
Other	28,943	4,309	33,252
Total Revenues	568,131	2,814,873	3,383,004
Expenditures			
Current			
General government	152,598	824	153,422
Public safety	184,708	3,000	187,708
Public works	148,648	-	148,648
Parks and recreation	75,589	1,585,728	1,661,317
Capital outlay			
General government	-	223,697	223,697
Public safety	-	323,927	323,927
Public works	-	114,814	114,814
Parks and recreation	-	377,956	377,956
Total Expenditures	561,543	2,629,946	3,191,489
Net Change in Fund Balances	6,588	184,927	191,515
Fund Balances, January 1	132,985	2,714,975	2,847,960
Fund Balances, December 31	$ 139,573	$ 2,899,902	$ 3,039,475

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Nonmajor Special Revenue Funds

Special revenue funds are used to account for revenue derived from specific taxes or other earmarked revenue sources. They are usually required by Minnesota statute or local ordinances to finance particular functions or other activities of government.

Community Events - used to account for private contributions for community events.

Insurance - used to account for claims paid under the City's liability, property and casualty and miscellaneous insurance policy deductibles. This is not considered to be a self-insurance fund.

City of West St. Paul, Minnesota

Nonmajor Special Revenue Funds
Combining Balance Sheet
December 31, 2019

	201 Community Events	212 Insurance	Total
Assets			
Cash and temporary investments	$ 8,292	$ 108,110	$ 116,402
Receivables			
Accounts	-	43,798	43,798
Accrued interest	15	-	15
Total Assets	$ 8,307	$ 151,908	$ 160,215
Liabilities			
Accounts payable	$ -	$ 10,029	$ 10,029
Due to other funds	10,613	-	10,613
Total Liabilities	10,613	10,029	20,642
Fund Balances			
Committed	-	141,879	141,879
Unassigned	(2,306)	-	(2,306)
Total Fund Balances	(2,306)	141,879	139,573
Total Liabilities and Fund Balances	$ 8,307	$ 151,908	$ 160,215

City of West St. Paul, Minnesota

Nonmajor Special Revenue Funds
Combining Statement of Revenues, Expenditures
and Changes in Fund Balances
For the Year Ended December 31, 2019

	201	212	
	Community Events	Insurance	Total
Revenues			
Taxes	$ 4,000	$ 466,300	$ 470,300
Interest on investments	141	231	372
Miscellaneous			
Insurance dividends	-	68,516	68,516
Other	16,443	12,500	28,943
Total Revenues	20,584	547,547	568,131
Expenditures			
Current			
General government	12,277	140,321	152,598
Public safety	-	184,708	184,708
Public works	-	148,648	148,648
Parks and recreation	-	75,589	75,589
Total Expenditures	12,277	549,266	561,543
Net Change in Fund Balances	8,307	(1,719)	6,588
Fund Balances, January 1	(10,613)	143,598	132,985
Fund Balances, December 31	$ (2,306)	$ 141,879	$ 139,573

City of West St. Paul, Minnesota

Insurance Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual

For the Year Ended December 31, 2019

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Taxes	$ 466,300	$ 466,300	$ 466,300	$ -
Interest on investments	3,000	3,000	231	(2,769)
Miscellaneous				
Insurance dividends	39,500	39,500	68,516	29,016
Other	-	-	12,500	12,500
Total Revenues	508,800	508,800	547,547	38,747
Expenditures				
Current				
General government	36,850	36,850	31,952	4,898
Public safety	158,000	158,000	184,708	(26,708)
Public works	93,600	93,600	148,648	(55,048)
Parks and recreation	58,300	58,300	75,589	(17,289)
Unallocated	162,050	162,050	108,369	53,681
Total Expenditures	508,800	508,800	549,266	(40,466)
Net Change in Fund Balances	-	-	(1,719)	(1,719)
Fund Balances, January 1	143,598	143,598	143,598	-
Fund Balances, December 31	$ 143,598	$ 143,598	$ 141,879	$ (1,719)

Nonmajor Capital Projects Funds

Capital projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by enterprise funds.

Vehicle and Equipment - used to account for major capital improvements of a public works nature as set forth in the City Code, Section 315.03. Financing is provided by a specific annual property tax levy to the extent that miscellaneous revenue is not sufficient to cover the required expenditures.

Police and Fire PERA - used to account for the acquisition of major pieces of capital equipment. Financing is provided by the issuance of an annual capital note, pursuant to Minnesota Statutes, Section 410.32.

Technology Replacement - used to account for the acquisition of computer hardware and software. Financing is provided by interest earnings on a specified pool of money, which was established in 2001.

Parks Improvement - used to account for the acquisition, development and maintenance of the City's park infrastructure. Financing is provided by park dedication fees, donations, property taxes and interest earnings on a specified pool of money.

Government Facilities - used to account for costs associated with construction and capital costs relating to current and future City-owned facilities. Funding is provided through a combination of bond proceeds and transfers from other funds.

Public Works Facility - used to account for costs associated with construction and capital costs relating to public works facility. Funding is provided through a combination of bond proceeds and transfers from other funds.

River to River Trail - used to account for costs associated with constructions and capital costs relating to the River to River trail. Funding is provided through miscellaneous revenues and transfers from other funds.

City of West St. Paul, Minnesota

Nonmajor Capital Projects Funds

Combining Balance Sheet

December 31, 2019

	401 Vehicle and Equipment	**409** Police and Fire PERA	**411** Technology Replacement	**413** Parks Improvement
Assets				
Cash and temporary investments	$ 1,470,408	$ 2,894	$ 223,753	$ 1,012,127
Receivable				
Accounts	245,976	-	-	-
Accrued interest	3,171	6	414	1,913
Due from other governments	32,000	-	-	-
Total Assets	$ 1,751,555	$ 2,900	$ 224,167	$ 1,014,040
Liabilities				
Accounts payable	$ 390,280	$ -	$ -	$ 46,548
Due to other governments	-	-	21,616	-
Unearned revenue	-	-	-	1,763
Advances from other funds	-	-	-	-
Total Liabilities	390,280	-	21,616	48,311
Fund Balances				
Restricted	-	2,900	-	-
Assigned	1,361,275	-	202,551	965,729
Unassigned	-	-	-	-
Total Fund Balances	1,361,275	2,900	202,551	965,729
Total Liabilities and Fund Balances	$ 1,751,555	$ 2,900	$ 224,167	$ 1,014,040

415 Government Facilities	420 Public Works Facility	421 River to River Trail	Total
$ 612,379	$ 1,513	$ 2,974	$ 3,326,048
307,470	-	-	553,446
1,345	-	-	6,849
-	-	-	32,000
$ 921,194	$ 1,513	$ 2,974	$ 3,918,343
$ 96,524	$ 1,203	$ 507	$ 535,062
-	-	-	21,616
-	-	-	1,763
-	40,000	420,000	460,000
96,524	41,203	420,507	1,018,441
-	-	-	2,900
824,670	-	-	3,354,225
-	(39,690)	(417,533)	(457,223)
824,670	(39,690)	(417,533)	2,899,902
$ 921,194	$ 1,513	$ 2,974	$ 3,918,343

City of West St. Paul, Minnesota

Nonmajor Capital Projects Funds
Combining Statement of Revenues, Expenditures
and Changes in Fund Balances
For the Year Ended December 31, 2019

	401 Vehicle and Equipment	**409** Police and Fire PERA	**411** Technology Replacement	**413** Parks Improvement
Revenues				
Taxes				
Property taxes	$ 58,000	$ -	$ -	$ -
Franchise tax	400,000	-	-	-
Intergovernmental	32,000	-	100,000	400,000
Charges for services	-	-	-	42,268
Interest on investments	56,640	13	4,515	31,708
Miscellaneous	503	-	-	3,806
Total Revenues	547,143	13	104,515	477,782
Expenditures				
Current				
General government	-	-	-	-
Public safety	-	3,000	-	-
Parks and recreation	-	-	-	-
Capital outlay				
General government	7,459	-	60,135	-
Public safety	323,927	-	-	-
Public works	109,203	-	-	-
Parks and recreation	124,472	-	-	253,484
Total Expenditures	565,061	3,000	60,135	253,484
Net Change in Fund Balances	(17,918)	(2,987)	44,380	224,298
Fund Balances, January 1	1,379,193	5,887	158,171	741,431
Fund Balances, December 31	$ 1,361,275	$ 2,900	$ 202,551	$ 965,729

415 Government Facilities	**420** Public Works Facility	**421** River to River Trail	Total
$ -	$ -	$ -	$ 58,000
500,000	-	-	900,000
-	-	1,162,500	1,694,500
-	-	-	42,268
22,920	-	-	115,796
-	-	-	4,309
522,920	-	1,162,500	2,814,873
824	-	-	824
-	-	-	3,000
-	17,589	1,568,139	1,585,728
156,103	-	-	223,697
-	-	-	323,927
5,611	-	-	114,814
-	-	-	377,956
162,538	17,589	1,568,139	2,629,946
360,382	(17,589)	(405,639)	184,927
464,288	(22,101)	(11,894)	2,714,975
$ 824,670	$ (39,690)	$ (417,533)	$ 2,899,902

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City of West St. Paul, Minnesota
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual (Continued on the Following Pages)
For the Year Ended December 31, 2019
(With Comparative Actual Amounts for the Year Ended December 31, 2018)

	2019				2018
	Budgeted Amounts		Actual	Variance with	Actual
	Original	Final	Amounts	Final Budget	Amounts
Revenues					
Taxes					
Property taxes	$ 10,997,927	$ 10,997,927	$ 10,758,707	$ (239,220)	$ 9,936,519
Franchise taxes	70,000	70,000	175,774	105,774	946,214
Water surcharge	24,000	24,000	25,872	1,872	27,229
Total taxes	11,091,927	11,091,927	10,960,353	(131,574)	10,909,962
Licenses and permits					
Licenses	223,500	223,500	212,293	(11,207)	217,246
Permits	330,000	330,000	461,890	131,890	476,607
Total licenses and permits	553,500	553,500	674,183	120,683	693,853
Intergovernmental					
Federal					
Other	120,000	120,000	54,302	(65,698)	37,111
State					
Local government aid	495,000	495,000	443,838	(51,162)	-
PERA aid	14,361	14,361	14,361	-	14,361
Police and fire aid	276,500	276,500	303,486	26,986	324,283
Municipal state aid	40,000	40,000	40,000	-	40,000
Other	71,639	71,639	86,904	15,265	53,349
County	32,000	32,000	31,200	(800)	30,263
Total intergovernmental	1,049,500	1,049,500	974,091	(75,409)	499,367
Charges for services					
General government	266,778	266,778	263,797	(2,981)	269,791
Public safety	355,077	446,077	452,256	6,179	396,419
Public works	2,000	2,000	2,549	549	7,652
Parks and recreation	50,000	50,000	80,353	30,353	71,874
Community development	12,000	12,000	20,357	8,357	23,561
Total charges for services	685,855	776,855	819,312	42,457	769,297
Fines and forfeitures	188,000	188,000	118,187	(69,813)	158,754
Special assessments	40,000	40,000	190,891	150,891	66,644
Interest on investments	125,000	125,000	277,045	152,045	43,187
Miscellaneous					
Refunds and reimbursements	10,000	10,000	-	(10,000)	2,864
Contributions and donations	20,000	20,000	7,692	(12,308)	10,279
Other	13,554	13,554	28,025	14,471	42,060
Total miscellaneous	43,554	43,554	35,717	(7,837)	55,203
Total Revenues	13,777,336	13,868,336	14,049,779	181,443	13,196,267

City of West St. Paul, Minnesota
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual (Continued)
For the Year Ended December 31, 2019
(With Comparative Actual Amounts for the Year Ended December 31, 2018)

	2019				2018
	Budgeted Amounts		Actual	Variance with	Actual
	Original	Final	Amounts	Final Budget	Amounts
Expenditures					
Current					
General government					
Mayor and City Council					
Personal services	$ 58,269	$ 58,269	$ 58,100	$ 169	$ 55,409
Supplies	100	100	-	100	-
Other services and charges	87,421	87,421	66,789	20,632	78,215
Total Mayor and City Council	145,790	145,790	124,889	20,901	133,624
Management and administration					
Personal services	694,776	694,776	652,179	42,597	647,017
Supplies	8,700	8,700	3,241	5,459	4,965
Other services and charges	17,018	17,018	5,857	11,161	6,326
Total management and administration	720,494	720,494	661,277	59,217	658,308
Finance					
Personal services	321,867	321,867	312,823	9,044	298,433
Supplies	1,500	1,500	621	879	2,611
Other services and charges	19,705	19,705	70,164	(50,459)	18,685
Total finance	343,072	343,072	383,608	(40,536)	319,729
Marketing and communications					
Personal services	106,563	106,563	106,502	61	99,294
Supplies	1,700	1,700	293	1,407	627
Other services and charges	49,480	49,480	34,942	14,538	21,949
Total marketing and communications	157,743	157,743	141,737	16,006	121,870
Human relations					
Personal services	134,100	134,100	58,962	75,138	88,950
Supplies	1,800	1,800	-	1,800	-
Other services and charges	45,908	45,908	19,140	26,768	13,770
Total human relations	181,808	181,808	78,102	103,706	102,720
Elections					
Personal services	-	-	-	-	6,292
Supplies	2,000	2,000	791	1,209	477
Other services and charges	5,450	5,450	1,932	3,518	29,584
Total elections	7,450	7,450	2,723	4,727	36,353
City attorney					
Other services and charges	357,000	357,000	319,837	37,163	342,936
Charter commission					
Other services and charges	1,500	1,500	1,555	(55)	-
General governmental buildings					
Personal services	86,160	86,160	84,733	1,427	79,325
Supplies	22,800	22,800	12,220	10,580	13,936
Other services and charges	146,485	146,485	99,263	47,222	111,466
Total general governmental buildings	255,445	255,445	196,216	59,229	204,727

City of West St. Paul, Minnesota
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual (Continued)
For the Year Ended December 31, 2019
(With Comparative Actual Amounts for the Year Ended December 31, 2018)

	2019				2018
	Budgeted Amounts		Actual	Variance with	Actual
	Original	Final	Amounts	Final Budget	Amounts
Expenditures (Continued)					
Current (continued)					
General government (continued)					
Planning and zoning					
Personal services	$ 404,021	$ 404,021	$ 362,409	$ 41,612	$ 376,572
Supplies	2,600	2,600	1,415	1,185	2,653
Other services and charges	36,150	36,150	25,469	10,681	34,566
Total planning and zoning	442,771	442,771	389,293	53,478	413,791
Recycling					
Personal services	51,051	51,051	52,207	(1,156)	45,739
Supplies	1,175	1,175	3,430	(2,255)	12,370
Other services and charges	12,015	12,015	4,617	7,398	4,668
Total recycling	64,241	64,241	60,254	3,987	62,777
Building inspection					
Personal services	305,808	305,808	307,590	(1,782)	290,169
Supplies	4,200	4,200	1,597	2,603	3,184
Other services and charges	61,290	61,290	62,987	(1,697)	42,515
Total building inspection	371,298	371,298	372,174	(876)	335,868
Management information systems					
Personal services	238,850	238,850	211,108	27,742	225,519
Supplies	3,500	3,500	4,147	(647)	2,389
Other services and charges	216,070	216,070	256,846	(40,776)	174,653
Total management information systems	458,420	458,420	472,101	(13,681)	402,561
Innovations					
Other services and charges	-	-	4,460	(4,460)	28,462
Total general government	3,507,032	3,507,032	3,208,226	298,806	3,163,726
Public safety					
Police					
Personal services	4,673,628	4,764,628	4,590,117	174,511	4,274,370
Supplies	162,625	162,625	121,721	40,904	119,983
Other services and charges	867,766	867,766	831,304	36,462	884,198
Total police	5,704,019	5,795,019	5,543,142	251,877	5,278,551
Fire					
Other services and charges	2,476,969	2,476,969	2,467,945	9,024	2,320,454

City of West St. Paul, Minnesota
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual (Continued)
For the Year Ended December 31, 2019
(With Comparative Actual Amounts for the Year Ended December 31, 2018)

	2019				2018
	Budgeted Amounts		Actual	Variance with	Actual
	Original	Final	Amounts	Final Budget	Amounts
Expenditures (Continued)					
Current (continued)					
Public safety (continued)					
Civil defense					
Supplies	$ 3,000	$ 3,000	$ 726	$ 2,274	$ 2,575
Other services and charges	12,860	12,860	12,533	327	12,598
Total civil defense	15,860	15,860	13,259	2,601	15,173
Total public safety	8,196,848	8,287,848	8,024,346	263,502	7,614,178
Public works					
Streets and highways					
Personal services	1,039,018	1,039,018	1,068,294	(29,276)	1,001,543
Supplies	234,475	234,475	281,894	(47,419)	236,166
Other services and charges	72,972	72,972	40,051	32,921	59,657
Total streets and highways	1,346,465	1,346,465	1,390,239	(43,774)	1,297,366
Engineering					
Personal services	178,816	178,816	168,656	10,160	174,297
Supplies	2,750	2,750	2,237	513	2,354
Other services and charges	10,825	10,825	9,013	1,812	9,530
Total engineering	192,391	192,391	179,906	12,485	186,181
Facility					
Supplies	4,700	4,700	4,609	91	4,056
Other services and charges	67,935	67,935	69,673	(1,738)	65,869
Total facility	72,635	72,635	74,282	(1,647)	69,925
Street lighting					
Supplies	6,000	6,000	6,333	(333)	4,802
Other services and charges	136,000	136,000	119,429	16,571	125,049
Total street lighting	142,000	142,000	125,762	16,238	129,851
Total public works	1,753,491	1,753,491	1,770,189	(16,698)	1,683,323

City of West St. Paul, Minnesota
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual (Continued)
For the Year Ended December 31, 2019
(With Comparative Actual Amounts for the Year Ended December 31, 2018)

	2019				2018
	Budgeted Amounts		Actual	Variance with	Actual
	Original	Final	Amounts	Final Budget	Amounts
Expenditures (Continued)					
Current expenditures (continued)					
Parks and recreation					
Parks and recreation					
Personal services	$ 700,325	$ 700,325	$ 687,479	$ 12,846	$ 643,439
Supplies	75,750	75,750	80,176	(4,426)	72,677
Other services and charges	201,890	201,890	173,574	28,316	166,350
Total parks and recreation	977,965	977,965	941,229	36,736	882,466
Total current	14,435,336	14,526,336	13,943,990	582,346	13,343,693
Excess (Deficiency) of Revenues Over (Under) Expenditures	(658,000)	(658,000)	105,789	763,789	(147,426)
Other Financing Sources (Uses)					
Transfers in	650,000	650,000	650,000	-	695,417
Sale of capital assets	8,000	8,000	9,971	1,971	28,004
Transfers out	-	-	-	-	(1,435,564)
Total Other Financing Sources (Uses)	658,000	658,000	659,971	1,971	(712,143)
Net Change in Fund Balances	-	-	765,760	765,760	(859,569)
Fund Balances, January 1	8,845,920	8,845,920	8,845,920	-	9,705,489
Fund Balances, December 31	$ 8,845,920	$ 8,845,920	$ 9,611,680	$ 765,760	$ 8,845,920

City of West St. Paul, Minnesota
Debt Service Funds
Combining Balance Sheet (Continued on the Following Pages)
December 31, 2019

	300 Debt Retirement	328 2010 G.O. Improvement Bonds	329 2012 G.O. Improvement Bonds	330 2013 G.O. Improvement Bonds
Assets				
Cash and temporary investments	$ 2,154,433	$ 198,317	$ 715,404	$ 125,628
Receivables				
Accrued interest	4,682	250	1,312	127
Accounts	59,600	-	-	-
Special assessments	-	13,241	89,478	34,797
Due from other governments	-	24	595	683
Total Assets	$ 2,218,715	$ 211,832	$ 806,789	$ 161,235
Deferred Inflows of Resources				
Unavailable revenues - special assessments	$ -	$ 13,241	$ 89,478	$ 34,797
Fund Balances				
Restricted for debt service	2,218,715	198,591	717,311	126,438
Total Deferred Inflows of Resources and Fund Balances	$ 2,218,715	$ 211,832	$ 806,789	$ 161,235

331 2014A Tax Abatement Bonds	332 2014B G.O. Improvement Bonds	333 2015A Refunding Bonds	334 2015B G.O. Refunding Bonds	335 2015C G.O. Tax Increment Refunding Bonds	336 2016B G.O. Improvement Bonds
$ 355,601	$ 456,637	$ 457,085	$ 33,292	$ 10,421	$ 404,941
526	672	572	62	23	584
-	-	-	-	-	-
-	17,380	38	392	-	-
-	-	8	72	-	-
$ 356,127	$ 474,689	$ 457,703	$ 33,818	$ 10,444	$ 405,525
$ -	$ 17,380	$ 38	$ 392	$ -	$ -
356,127	457,309	457,665	33,426	10,444	405,525
$ 356,127	$ 474,689	$ 457,703	$ 33,818	$ 10,444	$ 405,525

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City of West St. Paul, Minnesota
Debt Service Funds
Combining Balance Sheet (Continued)
December 31, 2019

	337 2017A G.O Improvement Bonds	**338** 2017B G.O Improvement Bonds	**339** 2018A G.O Improvement Bonds	**340** 2019 A G.O. Obligation Fund	Total
Assets					
Cash and temporary investments	$ 964,381	$ 662,625	$ 163,911	$ 80,792	$ 6,783,468
Receivables					
Accrued interest	1,747	1,036	118	121	11,832
Accounts	-	-	-	-	59,600
Special assessments	381,597	212,369	-	-	749,292
Due from other governments	5,683	6,488	-	1,130	14,683
Total Assets	$ 1,353,408	$ 882,518	$ 164,029	$ 82,043	$ 7,618,875
Deferred Inflows of Resources					
Unavailable revenues - special assessments	$ 381,597	$ 212,369	$ -	$ -	$ 749,292
Fund Balances					
Restricted for debt service	971,811	670,149	164,029	82,043	6,869,583
Total Deferred Inflows of Resources and Fund Balances	$ 1,353,408	$ 882,518	$ 164,029	$ 82,043	$ 7,618,875

City of West St. Paul, Minnesota

Debt Service Funds

Combining Schedule of Revenues, Expenditures

and Changes in Fund Balances (Continued on the following Pages)

For the Year Ended December 31, 2019

	300 Debt Retirement	**328** 2010 G.O. Improvement Bonds	**329** 2012 G.O. Improvement Bonds	**330** 2013 G.O. Improvement Bonds
Revenues				
Taxes				
Property taxes	$ -	$ 220,198	$ 272,104	$ 175,000
Franchise taxes	81,163	-	-	-
Intergovernmental	220,000	-	-	-
Special assessments	-	23,026	45,099	15,711
Interest on investments	88,387	(2,081)	18,054	585
Miscellaneous	-	-	-	-
Total Revenues	389,550	241,143	335,257	191,296
Expenditures				
Debt service				
Principal	-	165,000	420,000	150,000
Interest and other charges	-	49,812	18,207	20,227
Total Expenditures	-	214,812	438,207	170,227
Excess (Deficiency) of Revenues Over (Under) Expenditures	389,550	26,331	(102,950)	21,069
Other Financing Sources				
Transfers in	-	-	-	-
Net Change in Fund Balances	389,550	26,331	(102,950)	21,069
Fund Balances, January 1	1,829,165	172,260	820,261	105,369
Fund Balances, December 31	$ 2,218,715	$ 198,591	$ 717,311	$ 126,438

331 2014A Tax Abatement Bonds	332 2014B G.O. Improvement Bonds	333 2015A Refunding Bonds	334 2015B G.O. Refunding Bonds	335 2015C G.O. Tax Increment Refunding Bonds	336 2016B G.O. Improvement Bonds
$ 341,730	$ 411,300	$ 582,414	$ 130,936	$ -	$ 408,656
-	-	-	-	-	-
-	-	-	-	-	-
-	14,288	8	107	-	-
5,605	6,610	1,056	1,721	76	5,356
-	-	-	-	-	-
347,335	432,198	583,478	132,764	76	414,012
205,000	295,000	375,000	110,000	70,000	285,000
118,773	113,696	171,072	12,667	28,827	102,813
323,773	408,696	546,072	122,667	98,827	387,813
23,562	23,502	37,406	10,097	(98,751)	26,199
-	-	-	-	98,535	-
23,562	23,502	37,406	10,097	(216)	26,199
332,565	433,807	420,259	23,329	10,660	379,326
$ 356,127	$ 457,309	$ 457,665	$ 33,426	$ 10,444	$ 405,525

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City of West St. Paul, Minnesota

Debt Service Funds
Combining Schedule of Revenues, Expenditures
and Changes in Fund Balances (Continued)
For the Year Ended December 31, 2019

	337 2017A G.O Improvement Bonds	**338** 2017B G.O Improvement Bonds	**339** 2018A G.O Improvement Bonds	**340** 2019A G.O Obligation Fund	Total
Revenues					
Taxes					
Property taxes	$ 339,520	$ 466,044	$ 329,196	$ 78,563	$ 3,755,661
Franchise taxes	-	-	-	-	81,163
Intergovernmental	-	-	-	-	220,000
Special assessments	102,709	63,289	-	-	264,237
Interest on investments	27,393	7,638	2,270	396	163,066
Miscellaneous	-	-	-	3,084	3,084
Total Revenues	469,622	536,971	331,466	82,043	4,487,211
Expenditures					
Debt service					
Principal	260,000	265,000	-	-	2,600,000
Interest and other charges	164,470	176,243	367,134	-	1,343,941
Total Expenditures	424,470	441,243	367,134	-	3,943,941
Excess (Deficiency) of Revenues Over (Under) Expenditures	45,152	95,728	(35,668)	82,043	543,270
Other Financing Sources					
Transfers in	-	-	-	-	98,535
Net Change in Fund Balances	45,152	95,728	(35,668)	82,043	641,805
Fund Balances, January 1	926,659	574,421	199,697	-	6,227,778
Fund Balances, December 31	$ 971,811	$ 670,149	$ 164,029	$ 82,043	$ 6,869,583

City of West St. Paul, Minnesota

TIF Districts

Combining Balance Sheet

December 31, 2019

	451 TIF 1-2	452 TIF 1-3	453 TIF 1-4	Total
Assets				
Cash and temporary investments	$ 357,196	$ 56,218	$ 38,549	$ 451,963
Receivables				
Accrued interest	646	218	84	948
Total Assets	$ 357,842	$ 56,436	$ 38,633	$ 452,911
Liabilities				
Accounts payable	$ 27,064	$ -	$ -	$ 27,064
Deposits payable	10,000	798	-	10,798
Advances from other funds	-	1,136,296	-	1,136,296
Total Liabilities	37,064	1,137,094	-	1,174,158
Fund Balances				
Restricted	320,778	-	38,633	359,411
Unassigned	-	(1,080,658)	-	(1,080,658)
Total Fund Balances	320,778	(1,080,658)	38,633	(721,247)
Total Liabilities and Fund Balance	$ 357,842	$ 56,436	$ 38,633	$ 452,911

City of West St. Paul, Minnesota

TIF Districts

Combining Schedule of Revenues, Expenditures
and Changes in Fund Balances
For the Year Ended December 31, 2019

	451 TIF 1-2	**452** TIF 1-3	**453** TIF 1-4	Total
Revenues				
Tax increments	$ 163,136	$ 77,518	$ -	$ 240,654
Interest on investments	14,568	3,388	1,544	19,500
Total Revenues	177,704	80,906	1,544	260,154
Expenditures				
Current				
Economic development	63,542	47,643	-	111,185
Excess of Revenues Over Expenditures	114,162	33,263	1,544	148,969
Other Financing Uses				
Transfers out	(98,535)	-	-	(98,535)
Net Change in Fund Balances	15,627	33,263	1,544	50,434
Fund Balances, January 1	305,151	(1,113,921)	37,089	(771,681)
Fund Balances, December 31	$ 320,778	$ (1,080,658)	$ 38,633	$ (721,247)

City of West St. Paul, Minnesota
Recreation Fund
Combining Schedule of Net Position
December 31, 2019

	Business-type Activities - Enterprise Funds				
	613 Golf Course	**615** Civic Center Arena	**616** Swimming Pool	**617** Regional Athletic Center	Totals
Assets					
Current Assets					
Cash and temporary investments	$ 31,784	$ 409,297	$ 139,881	$ 2,022,596	$ 2,603,558
Receivables					
Accrued interest	70	865	240	4,196	5,371
Accounts	-	110,449	-	9,026	119,475
Total Current Assets	31,854	520,611	140,121	2,035,818	2,728,404
Noncurrent Assets					
Capital assets					
Land	1,070,302	32,296	30,625	-	1,133,223
Buildings	276,975	3,953,119	1,719,949	7,194,013	13,144,056
Machinery and equipment	247,505	210,083	34,847	77,866	570,301
Less accumulated depreciation	(463,375)	(1,943,807)	(981,753)	(1,586,290)	(4,975,225)
Net Capital Assets	1,131,407	2,251,691	803,668	5,685,589	9,872,355
Total Assets	1,163,261	2,772,302	943,789	7,721,407	12,600,759
Deferred Inflows of Resources					
Deferred pension resources	-	8,502	-	-	8,502
Deferred other postemployment benefits	-	4,177	-	-	4,177
Total Deferred Inflows of Resources	-	12,679	-	-	12,679
Liabilities					
Current Liabilities					
Accounts payable	280	37,307	1,494	31,992	71,073
Accrued salaries payable	-	7,454	-	-	7,454
Due to other governments	-	-	100	-	100
Accrued interest payable	447	-	-	39,660	40,107
Unearned revenue	-	1,033	-	133,371	134,404
Compensated absences payable - current	-	7,782	-	-	7,782
Bonds payable - current	245,000	-	-	220,000	465,000
Total Current Liabilities	245,727	53,576	1,594	425,023	725,920

City of West St. Paul, Minnesota
Recreation Fund
Combining Schedule of Net Position (Continued)
December 31, 2019

	Business-type Activities - Enterprise Funds				
	613 Golf Course	**615** Civic Center Arena	**616** Swimming Pool	**617** Regional Athletic Center	Totals
Noncurrent Liabilities					
Other postemployment benefits	$ -	$ 37,582	$ -	$ -	$ 37,582
Compensated absences payable	-	6,367	-	-	6,367
Net pension liability	-	79,717	-	-	79,717
Bonds payable	-	-	-	3,834,825	3,834,825
Total Noncurrent Liabilities	-	123,666	-	3,834,825	3,958,491
Total Liabilities	245,727	177,242	1,594	4,259,848	4,684,411
Deferred Inflows of Resources					
Deferred pension resources	-	18,175	-	-	18,175
Net Position					
Net investment in capital assets	886,407	2,251,691	803,668	1,630,764	5,572,530
Restricted	-	67,000	-	-	67,000
Unrestricted	31,127	270,873	138,527	1,830,795	2,271,322
Total Net Position	$ 917,534	$ 2,589,564	$ 942,195	$ 3,461,559	$ 7,910,852

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City of West St. Paul, Minnesota

Recreation Fund

Combining Schedule of Revenues, Expenses and Changes in Net Position

For the Year Ended December 31, 2019

	Business-type Activities - Enterprise Funds				
	613 Golf Course	**615** Civic Center Arena	**616** Swimming Pool	**617** Regional Athletic Center	Totals
Operating Revenues					
Charges for services	$ 7,794	$ 259,569	$ -	$ 806,682	$ 1,074,045
Operating Expenses					
Personal services	(11,257)	157,588	-	-	146,331
Supplies	87	10,213	15,681	15,842	41,823
Professional services	140	41,183	15,118	105,542	161,983
Insurance	4,033	9,276	5,545	7,764	26,618
Utilities	3,526	79,902	16,965	147,645	248,038
Repairs and maintenance	-	15,288	1,608	162,103	178,999
Depreciation	8,227	127,361	48,970	245,988	430,546
Total Operating Expenses	4,756	440,811	103,887	684,884	1,234,338
Operating Income (Loss)	3,038	(181,242)	(103,887)	121,798	(160,293)
Nonoperating Revenues (Expenses)					
Property taxes	-	-	100,404	231,820	332,224
Intergovernmental	-	155,000	-	-	155,000
Interest income	706	16,570	5,382	71,809	94,467
Miscellaneous	-	67,225	-	4,833	72,058
Gain on sale of capital assets	20,000	-	-	-	20,000
Interest expense	129	-	-	(95,464)	(95,335)
Total Nonoperating Revenues (Expenses)	20,835	238,795	105,786	212,998	578,414
Income Before Transfers and Capital Contributions	23,873	57,553	1,899	334,796	418,121
Capital Contributions - Intergovernmental	-	114,637	-	-	114,637
Transfers Out	-	-	-	(50,000)	(50,000)
Change in Net Position	23,873	172,190	1,899	284,796	482,758
Net Position, January 1	893,661	2,417,374	940,296	3,176,763	7,428,094
Net Position, December 31	$ 917,534	$ 2,589,564	$ 942,195	$ 3,461,559	$ 7,910,852

City of West St. Paul, Minnesota
Recreation Fund
Combining Schedule of Cash Flows (Continued)
For the Year Ended December 31, 2019

	Business-type Activities - Enterprise Funds				
	613 Golf Course	**615** Civic Center Arena	**616** Swimming Pool	**617** Regional Athletic Center	Totals
Cash Flows from Operating Activities					
Receipts from customers and users	$ 7,794	$ 314,402	$ -	$ 868,224	$ 1,190,420
Payments to suppliers	(8,804)	(127,559)	(53,870)	(437,080)	(627,313)
Payments to employees	(251)	(158,383)	-	-	(158,634)
Net Cash Provided (Used) by Operating Activities	(1,261)	28,460	(53,870)	431,144	404,473
Cash Flows from Noncapital Financing Activities					
Property taxes received	-	-	100,404	231,820	332,224
Intergovernmental reciepts	-	155,000	-	-	155,000
Transfers to other funds	-	-	-	(50,000)	(50,000)
Net Cash Provided by Noncapital Financing Activities	-	155,000	100,404	181,820	437,224
Cash Flows from Capital Financing Activities					
Acquisition of capital assets	-	(59,648)	(34,847)	-	(94,495)
Proceeds from sale of capital assets	20,000	-	-	-	20,000
Intergovernmental receipts	-	114,637	-	-	114,637
Interest paid on bonds	-	-	-	(98,643)	(98,643)
Principal paid on bonds	-	-	-	(215,000)	(215,000)
Net Cash Provided (Used) by Capital Financing Activities	20,000	54,989	(34,847)	(313,643)	(273,501)
Cash Flows from Investing Activities					
Interest received (paid) on investments	697	15,929	5,323	74,594	96,543
Net Increase in Cash and Cash Equivalents	19,436	254,378	17,010	373,915	664,739
Cash and Cash Equivalents, January 1	12,348	154,919	122,871	1,648,681	1,938,819
Cash and Cash Equivalents, December 31	$ 31,784	$ 409,297	$ 139,881	$ 2,022,596	$ 2,603,558

City of West St. Paul, Minnesota
Recreation Fund
Combining Schedule of Cash Flows (Continued)
For the Year Ended December 31, 2019

	Business-type Activities - Enterprise Funds				
	613 Golf Course	**615** Civic Center Arena	**616** Swimming Pool	**617** Regional Athletic Center	Totals
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities					
Operating income (loss)	$ 3,038	$ (181,242)	$ (103,887)	$ 121,798	$ (160,293)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities					
Depreciation	8,227	127,361	48,970	245,988	430,546
Other income related to operations	-	67,225	-	4,833	72,058
(Increase) decrease in assets					
Accounts receivable	-	(13,425)	-	14,414	989
(Increase) decrease in deferred outflows of resources					
Deferred pension resources	2,297	8,544	-	-	10,841
Deferred other post employment benefit resources	-	(1,496)	-	-	(1,496)
Increase (decrease) in liabilities					
Accounts payable	(381)	28,584	947	1,920	31,070
Accrued salaries payable	-	690	-	-	690
Due to other governments	(637)	(281)	100	(104)	(922)
Unearned revenue	-	1,033	-	42,295	43,328
Other postemployment benefits	-	(1,577)	-	-	(1,577)
Compensated absences payable	-	(1,576)	-	-	(1,576)
Net pension liability	(11,099)	(3,192)	-	-	(14,291)
Increase (decrease) in deferred inflows of resources					
Deferred pension resources	(2,706)	(2,188)	-	-	(4,894)
Net Cash Provided (Used) by Operating Activities	$ (1,261)	$ 28,460	$ (53,870)	$ 431,144	$ 404,473
Noncash Capital Financing and Investing Activities					
Amortization of deferred charges	$ -	$ -	$ -	$ 1,404	$ 1,404

City of West St. Paul, Minnesota

Summary Financial Report
Revenues and Expenditures For General Operations
Governmental Funds
For the Years Ended December 31, 2019 and 2018

	Total		Percent Increase
	2019	2018	(Decrease)
Revenues			
Taxes	$ 16,801,669	$ 15,177,045	10.70 %
Licenses and permits	674,183	693,853	(2.83)
Intergovernmental	6,401,295	2,836,629	125.67
Charges for services	900,481	839,961	7.21
Fines and forfeits	118,187	158,754	(25.55)
Special assessments	1,136,441	656,171	73.19
Interest on investments	741,916	182,238	307.11
Miscellaneous	407,009	238,053	70.97
Total Revenues	$ 27,181,181	$ 20,782,704	30.79 %
Per Capita	$ 1,291	$ 986	30.99 %
Expenditures			
Current			
General government	$ 3,361,648	$ 3,358,764	0.09 %
Public safety	8,212,054	7,821,246	5.00
Public works	8,572,338	2,810,677	204.99
Parks and recreation	2,602,546	949,742	174.03
Economic development	505,505	1,002,061	(49.55)
Capital outlay			
General government	223,697	1,196,743	(81.31)
Public safety	323,927	7,583	4,171.75
Public works	1,143,598	5,230,948	(78.14)
Parks and recreation	377,956	438,948	(13.90)
Debt service			
Principal	2,600,000	2,040,000	27.45
Bond issuance costs	136,313	153,175	(11.01)
Interest and other charges	1,343,941	1,068,269	25.81
Total Expenditures	$ 29,403,523	$ 26,078,156	12.75 %
Per Capita	$ 1,397	$ 1,237	12.92 %
Total Long-term Indebtedness	$ 47,000,000	$ 44,275,000	6.15 %
Per Capita	2,232	2,100	6.32
General Fund Balance - December 31	$ 9,611,680	$ 8,845,920	8.66 %
Per Capita	457	420	8.82

STATISTICAL SECTION (UNAUDITED)

CITY OF WEST ST. PAUL
WEST ST. PAUL, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2019

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Statistical Section (Unaudited)

This part of the City of West St. Paul's comprehensive annual 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 government's overall financial health.

Financial Trends

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

Revenue Capacity

These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.

Debt Capacity

These schedules present information to help the reader assess the affordability of the government's current levels of out-standing debt and the government's ability to issue additional debt in the future.

Demographic and economic Information

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

Operating Information

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

Sources: Unless otherwise noted, the information in these schedules is derived from the annual financial reports for the relevant year.

City of West St. Paul, Minnesota

Statistical Section (Unaudited)
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year			
	2010	2011	2012	2013
Governmental Activities				
Net investment in capital assets	$ 31,069,506	$ 33,835,227	$ 33,876,690	$ 32,092,175
Restricted	5,065,984	5,223,837	4,686,286	3,399,206
Unrestricted	18,126,311	17,264,839	16,559,404	13,698,514
Total Governmental Activities Net Position	$ 54,261,801	$ 56,323,903	$ 55,122,380	$ 49,189,895
Business-type Activities				
Net investment in capital assets	$ 4,078,198	$ 4,219,590	$ 5,299,774	$ 10,277,693
Restricted	257,135	-	-	-
Unrestricted	2,174,747	2,707,322	4,255,228	3,709,389
Total Business-type Activities Net Position	$ 6,510,080	$ 6,926,912	$ 9,555,002	$ 13,987,082
Primary Government				
Net investment in capital assets	$ 35,147,704	$ 38,054,817	$ 39,176,464	$ 42,369,868
Restricted	5,323,119	5,223,837	4,686,286	3,399,206
Unrestricted	20,301,058	19,972,161	20,814,632	17,407,903
Total Primary Government Net Position	$ 60,771,881	$ 63,250,815	$ 64,677,382	$ 63,176,977

Note: The City implemented GASB Statement No. 68 and GASB Statement No. 71 in fiscal 2015.
Net position information has been restated for 2015 for this accounting change.
Years Prior to 2015 have not been restated.

Note: The City implemented GASB Statement No. 75 in fiscal 2018.
Net position information has been restated for 2018 for this accounting change.
Years prior to 2018 have not been restated.

Table 1

Fiscal Year					
2014	2015	2016	2017	2018	2019
$ 25,948,421	$ 30,272,393	$ 25,581,953	$ 21,553,165	$ 14,637,278	$ 14,907,996
7,208,765	4,697,697	3,631,128	4,714,357	5,770,993	6,308,095
13,721,487	2,484,651	733,497	1,171,013	4,475,645	6,157,614
$ 46,878,673	$ 37,454,741	$ 29,946,578	$ 27,438,535	$ 24,883,916	$ 27,373,705
$ 10,719,869	$ 13,490,986	$ 11,877,211	$ 12,222,536	$ 13,484,035	$ 11,252,882
-	-	-	-	-	67,000
4,182,686	2,494,754	3,410,467	2,843,384	2,800,071	6,186,594
$ 14,902,555	$ 15,985,740	$ 15,287,678	$ 15,065,920	$ 16,284,106	$ 17,506,476
$ 36,668,290	$ 43,763,379	$ 37,459,164	$ 33,775,701	$ 28,121,313	$ 26,160,878
7,208,765	4,697,697	3,631,128	4,714,357	5,770,993	6,375,095
17,904,173	4,979,405	4,143,964	4,014,397	7,275,716	12,344,208
$ 61,781,228	$ 53,440,481	$ 45,234,256	$ 42,504,455	$ 41,168,022	$ 44,880,181

City of West St. Paul, Minnesota
Statistical Section (Unaudited)
Changes in Net Position (Continued on the Following Pages)
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year			
	2010	2011	2012	2013
Expenses				
Governmental activities				
General government	$ 3,302,702	$ 3,437,501	$ 3,642,850	$ 3,389,974
Public safety	6,049,004	6,167,218	6,285,568	6,303,232
Public works	3,213,509	3,143,689	4,053,264	6,306,335
Parks and recreation	860,994	849,591	755,629	789,544
Economic development (1)	-	-	-	-
Interest on long-term debt	824,286	795,508	746,047	945,296
Total Governmental Activities Expenses	14,250,495	14,393,507	15,483,358	17,734,381
Business-type activities				
Public utilities (2)	2,139,272	2,146,608	2,341,621	2,462,051
Storm sewer (2)	-	-	-	-
Sanitary Sewer (2)	-	-	-	-
Recreation	584,478	516,700	809,898	1,118,008
Total Business-type Activities Expenses	2,723,750	2,663,308	3,151,519	3,580,059
Total Primary Government Expenses	$ 16,974,245	$ 17,056,815	$ 18,634,877	$ 21,314,440
Program Revenues				
Governmental activities				
Charges for services				
General government	$ 747,044	$ 868,587	$ 721,933	$ 712,530
Public safety	393,749	354,840	362,190	392,902
Public works	219,053	223,280	248,158	120,755
Parks and recreation	67,479	63,568	69,121	73,920
Economic development (1)	-	-	-	-
Operating grants and contributions	808,067	582,445	843,318	568,633
Capital grants and contributions	797,237	880,307	576,047	733,961
Total Governmental Activities Program Revenues	3,032,629	2,973,027	2,820,767	2,602,701
Business-type activities				
Charges for services				
Public utilities	2,772,372	3,111,202	3,361,552	3,420,865
Storm sewer (2)	-	-	-	-
Sanitary Sewer (2)	-	-	-	-
Recreation	373,644	332,450	503,440	1,110,429
Operating grants and contributions	-	-	-	7,902
Capital grants and contributions	-	117,060	58,017	5,999
Total Business-type Activities Program Revenues	3,146,016	3,560,712	3,923,009	4,545,195
Total Primary Government Program Revenues	$ 6,178,645	$ 6,533,739	$ 6,743,776	$ 7,147,896

Table 2

Fiscal Year					
2014	2015	2016	2017	2018	2019
$ 4,161,997	$ 3,098,841	$ 4,406,578	$ 3,887,143	$ 4,222,701	$ 3,782,687
6,638,595	7,002,514	8,533,267	8,142,584	7,513,679	8,638,648
7,591,595	20,866,152	20,833,032	8,449,894	7,043,080	8,478,627
862,074	917,884	998,392	1,204,868	1,257,105	2,807,291
-	1,671,352	893,626	542,105	999,115	503,616
816,561	984,888	730,418	946,484	1,226,640	1,308,163
20,070,822	34,541,631	36,395,313	23,173,078	22,262,320	25,519,032
2,543,165	-	-	-	-	-
-	290,394	336,468	380,216	432,327	346,263
-	2,780,700	3,007,180	3,246,607	3,459,654	3,471,635
1,250,548	1,370,687	1,428,676	1,483,968	1,254,364	1,329,673
3,793,713	4,441,781	4,772,324	5,110,791	5,146,345	5,147,571
$ 23,864,535	$ 38,983,412	$ 41,167,637	$ 28,283,869	$ 27,408,665	$ 30,666,603
$ 813,207	$ 852,522	$ 740,765	$ 815,931	$ 935,046	$ 914,722
435,572	598,370	576,352	748,403	678,084	691,807
5,188	16,787	28,275	108,907	31,652	42,125
64,131	61,604	62,336	61,858	71,786	80,166
-	1,749	-	-	-	-
918,514	936,983	3,574,024	2,091,719	1,985,896	1,904,064
1,091,846	14,091,333	8,887,491	2,057,115	1,743,167	5,957,178
3,328,458	16,559,348	13,869,243	5,883,933	5,445,631	9,590,062
3,346,691	-	-	-	-	-
-	445,611	461,890	462,292	465,700	464,919
-	3,046,818	3,049,436	3,469,335	3,959,106	4,362,210
1,040,691	1,003,773	1,111,017	1,097,615	1,014,764	1,074,045
10,224	781,119	136,111	11,199	72,420	226,558
50,431	1,111,430	-	97,818	65,212	370,027
4,448,037	6,388,751	4,758,454	5,138,259	5,577,202	6,497,759
$ 7,776,495	$ 22,948,099	$ 18,627,697	$ 11,022,192	$ 11,022,833	$ 16,087,821

City of West St. Paul, Minnesota
Statistical Section (Unaudited)
Changes in Net Position (Continued)
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year			
	2010	2011	2012	2013
Net Revenues (Expenses)				
Governmental activities	$(11,217,866)	$(11,420,480)	$(12,662,591)	$(15,131,680)
Business-type activities	422,266	897,404	771,490	965,136
Total Primary Government Net (Expenses) Revenues	$(10,795,600)	$(10,523,076)	$(11,891,101)	$(14,166,544)
General Revenues and Other Changes in Net Position				
Governmental activities				
Taxes				
Property taxes	$ 8,593,238	$ 9,304,895	$ 10,112,316	$ 10,525,106
Tax increments	1,017,676	898,424	886,540	870,109
Franchise and other taxes	727,378	854,084	829,627	915,396
Grants and contributions not restricted to specific programs	899,359	917,984	788,847	788,259
Gain on sale of capital assets	259,595	710,644	396,479	(177,976)
Unrestricted investment earnings	6,523	8,418	11,908	-
Miscellaneous revenues	84,894	125,488	155,250	130,619
Transfers - capital assets	-	-	-	-
Transfers	736,390	662,645	(1,719,899)	224,106
Total Governmental Activities	12,325,053	13,482,582	11,461,068	13,275,619
Business-type activities				
Property taxes	264,946	45,403	54,118	102,797
Grants and contributions not restricted to specific programs	3,866	658	-	-
Unrestricted investment earnings	14,432	45,269	82,583	(37,571)
Gain on sale of capital assets	-	-	-	-
Miscellaneous revenues	-	-	-	-
Transfers - capital assets	-	-	-	-
Transfers	(736,390)	(662,645)	1,719,899	(224,106)
Total Business-type Activities	(453,146)	(571,315)	1,856,600	(158,880)
Total Primary Government	$ 11,871,907	$ 12,911,267	$ 13,317,668	$ 13,116,739
Change in Net Position				
Governmental activities	$ 1,107,187	$ 2,062,102	$ (1,201,523)	$ (1,856,061)
Business-type activities	(30,880)	326,089	2,628,090	806,256
Total Primary Government	$ 1,076,307	$ 2,388,191	$ 1,426,567	$ (1,049,805)

(1) Prior to 2015, economic development activity was combined with the general government function.
(2) Prior to 2015, the Storm Sewer and Sewer funds were aggregated into the Public Utilities fund.

Note: The City implemented GASB Statement No. 68 and GASB Statement No. 71 in fiscal 2015.
Net position information has been restated for 2015 for this accounting change.
Years Prior to 2015 have not been restated.

Note: The City implemented GASB Statement No. 75 in fiscal 2018.
Net position information has been restated for 2018 for this accounting change.
Years Prior to 2018 have not been restated.

Table 2

Fiscal Year					
2014	2015	2016	2017	2018	2019
$(16,742,364)	$(17,982,283)	$(22,526,070)	$(17,289,145)	$(16,816,689)	$(15,928,970)
654,324	1,946,970	(13,870)	27,468	430,857	1,350,188
$(16,088,040)	$(16,035,313)	$(22,539,940)	$(17,261,677)	$(16,385,832)	$(14,578,782)
$ 10,571,093	$ 11,233,695	$ 11,710,599	$ 12,711,291	$ 13,830,174	$ 15,392,049
853,759	255,830	380,874	257,640	261,993	240,654
930,176	893,817	942,289	948,583	1,085,443	1,182,809
1,168,041	472,840	288,957	14,361	111,861	144,361
574,401	12,203	7,069	13,574	28,004	9,971
-	417,937	386,434	129,363	182,238	741,916
109,389	156,211	176,256	98,972	28,485	56,999
-	(311,065)	(229,359)	-	(1,423,266)	-
224,280	1,335,594	1,354,788	607,318	1,189,000	650,000
14,431,139	14,467,062	15,017,907	14,781,102	15,293,932	18,418,759
387,054	386,730	385,859	335,394	584,708	332,224
-	-	-	-	-	-
98,378	56,989	51,884	21,669	29,179	162,563
-	-	-	-	-	20,000
-	-	3,494	1,029	18,727	7,395
-	311,065	229,359	-	1,423,266	-
(224,280)	(1,335,594)	(1,354,788)	(607,318)	(1,189,000)	(650,000)
261,152	(580,810)	(684,192)	(249,226)	866,880	(127,818)
$ 14,692,291	$ 13,886,252	$ 14,333,715	$ 14,531,876	$ 16,160,812	$ 18,290,941
$ (2,311,225)	$ (3,515,221)	$ (7,508,163)	$ (2,508,043)	$ (1,522,757)	$ 2,489,789
915,476	1,366,160	(698,062)	(221,758)	1,297,737	1,222,370
$ (1,395,749)	$ (2,149,061)	$ (8,206,225)	$ (2,729,801)	$ (225,020)	$ 3,712,159

City of West St. Paul, Minnesota

Statistical Section (Unaudited)

Fund Balances of Governmental Funds

Last Ten Fiscal Years

	Fiscal Year			
	2010	2011	2012	2013
General Fund				
Reserved	$ 278	$ -	$ -	$ -
Unreserved				
Designated for working capital	5,374,535	-	-	-
Designated for contingencies	527,811	-	-	-
Designated for police forfeitures	8,929	-	-	-
Fund balance				
Nonspendable	-	-	-	-
Restricted	-	782	560	110,133
Committed	-	-	809	809
Assigned	-	29,004	-	648,763
Unassigned	-	7,114,327	7,411,647	7,847,235
Total General Fund	$ 5,911,553	$ 7,144,113	$ 7,413,016	$ 8,606,940
All Other Governmental Funds				
Reserved	$ 5,327,248	$ -	$ -	$ -
Unreserved, reported in				
Special revenue funds	3,074,627	-	-	-
Capital project funds	9,291,114	-	-	-
Undesignated	574,511	-	-	-
Fund balance				
Nonspendable	-	2,003,349	1,588,890	-
Restricted	-	5,917,882	5,519,879	4,108,357
Committed	-	2,454,012	2,853,349	4,058,819
Assigned	-	7,363,458	6,789,739	3,806,759
Unassigned	-	(1,276,852)	(1,302,110)	(2,401,880)
Total All Other Governmental Funds	$ 18,267,500	$ 16,461,849	$ 15,449,747	$ 9,572,055

Note: The implemented GASB 54 in fiscal year 2011, resulting in significant reclassification of the components of fund balance. Years prior to 2011 have not been restated.

Table 3

Fiscal Year					
2014	2015	2016	2017	2018	2019
$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	107,632	159,886	137,357	239,987	634,282
330,465	1,615	-	-	-	-
4,231	-	-	-	-	-
-	-	-	-	-	-
8,679,813	9,144,534	9,184,804	9,568,132	8,605,933	8,977,398
$ 9,014,509	$ 9,253,781	$ 9,344,690	$ 9,705,489	$ 8,845,920	$ 9,611,680
$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	195	-	1,295
8,126,495	6,951,008	4,702,048	5,532,989	7,463,904	10,261,929
3,533,479	3,484,820	4,115,670	3,800,093	3,247,769	3,254,869
5,028,547	3,024,937	2,392,043	2,378,012	2,904,822	3,787,958
(1,517,156)	(6,423,702)	(9,475,090)	(5,933,565)	(1,158,529)	(1,540,187)
$ 15,171,365	$ 7,037,063	$ 1,734,671	$ 5,777,724	$ 12,457,966	$ 15,765,864

City of West St. Paul, Minnesota

Statistical Section (Unaudited)

Changes in Fund Balances of Governmental Funds

Last Ten Fiscal Years

	Fiscal Year			
	2010	2011	2012	2013
Revenues				
Taxes				
General property tax	$ 8,595,194	$ 9,306,243	$ 10,073,778	$ 10,554,349
Tax increments	939,241	958,223	859,384	915,051
Franchise and other taxes	777,432	851,778	827,713	913,228
Licenses and permits	539,594	548,118	498,897	481,658
Intergovernmental	1,727,742	1,679,334	1,646,494	1,736,590
Charges for services	695,683	793,786	763,861	636,274
Fines and forfeitures	124,744	95,600	88,062	140,612
Special assessments	990,289	562,175	440,000	398,142
Investment income	250,374	710,644	396,479	(177,976)
Miscellaneous	192,541	416,228	237,398	179,864
Insurance policy dividends	4,310	-	-	-
Total Revenues	14,837,144	15,922,129	15,832,066	15,777,792
Expenditures				
Current				
General government	2,764,914	2,850,517	3,354,742	3,036,157
Public safety	5,868,395	6,031,175	6,101,857	6,143,197
Public works	1,415,267	1,440,843	1,451,514	3,315,490
Parks and recreation	771,283	724,218	660,754	681,584
Economic development (1)	-	-	-	-
Unallocated general expenditures	123,535	120,957	103,940	61,258
Capital outlay	8,148,622	2,902,851	5,332,713	6,687,137
Debt service				
Principal	1,402,900	2,327,900	1,479,700	1,880,000
Bond issuance costs	46,808	-	63,058	53,096
Interest and other charges	674,433	770,469	746,145	696,797
Miscellaneous	1,113	3,813	3,658	2,342
Total Expenditures	21,217,270	17,172,743	19,298,081	22,557,058
Excess (Deficiency) or Revenues Over (Under) Expenditures	(6,380,126)	(1,250,614)	(3,466,015)	(6,779,266)
Other Financing Sources (Uses)				
Transfers in	1,445,484	701,065	766,652	586,013
Sale of capital assets	21,103	8,418	18,940	10,644
Bond premium	71,453	-	-	31,498
Refunding bonds issued	2,940,000	-	690,000	-
Issuance of debt	-	-	3,105,000	1,530,000
Insurance recoveries	4,853	6,460	14,164	5,643
Transfers out	(709,094)	(38,420)	(1,872,000)	(68,300)
Total Other Financing Sources (Uses)	3,773,799	677,523	2,722,756	2,095,498
Net Change in Fund Balance	$ (2,606,327)	$ (573,091)	$ (743,259)	$ (4,683,768)
Debt Service as a Percentage of Noncapital Expenditures	15.9 %	21.7 %	15.9 %	15.0 %

(1) Prior to 2015, economic development activity was combined with the general government program.

Table 4

Fiscal Year					
2014	2015	2016	2017	2018	2019
$ 10,554,349	$ 11,263,846	$ 11,735,485	$ 12,994,764	$ 13,856,838	$ 15,485,241
915,051	255,830	380,874	257,640	261,993	240,654
913,228	872,919	917,403	922,750	1,058,214	1,075,774
481,658	637,216	547,130	596,208	693,853	674,183
1,736,590	14,606,633	9,276,992	5,420,045	2,836,629	6,401,295
636,274	753,646	681,171	795,681	839,961	900,481
140,612	136,400	175,941	239,325	158,754	118,187
398,142	503,657	335,038	837,539	656,171	1,136,441
(177,976)	417,937	386,434	129,363	182,238	741,916
179,864	658,282	736,614	418,770	238,053	407,009
-	-	-	-	-	-
15,777,792	30,106,366	25,173,082	22,612,085	20,782,704	27,181,181
3,612,770	2,874,300	3,402,485	3,494,343	3,358,764	3,361,648
6,460,699	6,871,961	7,110,041	7,707,321	7,821,246	8,212,054
1,872,708	1,954,618	2,620,991	8,260,796	2,810,677	8,572,338
767,457	793,358	874,301	930,829	949,742	2,602,546
-	1,671,032	883,134	535,810	1,002,061	505,505
81,160	-	-	-	-	-
8,360,197	23,447,147	17,836,065	5,556,965	6,874,222	2,069,178
1,530,000	10,125,000	3,130,000	2,045,000	2,040,000	2,600,000
196,441	146,521	45,849	153,238	153,175	136,313
700,007	943,923	736,513	676,550	1,068,269	1,343,941
5,580	-	-	-	-	-
23,587,019	48,827,860	36,639,379	29,360,852	26,078,156	29,403,523
(7,809,227)	(18,721,494)	(11,466,297)	(6,748,767)	(5,295,452)	(2,222,342)
555,000	1,592,693	2,699,796	845,223	2,764,504	748,535
1,350,398	12,203	7,069	13,574	28,004	9,971
234,063	232,667	67,957	789,367	349,121	311,029
-	9,195,000	4,825,000	10,000,000	9,550,000	-
9,775,000	-	-	-	-	5,325,000
-	-	-	-	-	-
(7,705)	(257,099)	(1,345,008)	(237,905)	(1,575,504)	(98,535)
11,906,756	10,775,464	6,254,814	11,410,259	11,116,125	6,296,000
$ 4,097,529	$ (7,946,030)	$ (5,211,483)	$ 4,661,492	$ 5,820,673	$ 4,073,658
11.6 %	25.9 %	11.1 %	12.3 %	14.2 %	15.4 %

City of West St. Paul, Minnesota
Statistical Section (Unaudited)
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years
(Shown by Year of Tax Collectability)

Fiscal Year Ended December 31,	Residential Property	Commercial/ Industrial Property	All Other	Total Tax Capacity	Less Fiscal Disparity Contribution	Adjusted Tax Capacity Value
2010	$ 11,048,101	$ 5,569,775	$ 2,596,131	$ 19,214,007	$ 3,271,505	$ 15,942,502
2011	10,240,464	5,279,185	2,429,209	17,948,858	3,271,375	14,677,483
2012	8,821,628	5,182,698	2,443,500	16,447,826	2,023,373	14,424,453
2013	7,651,552	5,115,816	2,473,126	15,240,494	1,986,284	13,254,210
2014	7,498,805	5,018,719	2,652,624	15,170,148	1,962,727	13,207,421
2015	8,152,865	4,946,031	2,719,760	15,818,656	1,927,294	13,891,362
2016	8,944,793	4,910,545	2,791,840	16,647,178	1,876,417	14,770,761
2017	9,249,565	4,929,237	2,975,898	17,154,700	1,866,610	15,288,090
2018	10,372,379	4,935,125	3,831,982	19,139,486	1,860,876	17,278,610
2019	11,241,227	5,110,884	3,945,780	20,297,891	1,913,093	18,384,798

Source: Dakota County Assessing Services

Note: The year associated with a Tax Capacity or a Market Value means one of two things:
Assessment Year: the year for which the property market values are determined. Market values must be assessed annually on January 2nd. Pay year or tax payment year: the year in which the taxes are payable. Current year taxes - are based on the prior January 2nd assessment. To more accurately compare the information on this table to the financial statements the year is the pay year.

Table 5

Total Direct Tax Rate	Estimated Market Value	Tax Capacity as a Percent of EMV
50.873	$1,594,050,200	1.00%
56.078	1,485,245,000	0.99%
62.205	1,339,567,341	1.08%
69.447	1,342,545,100	0.99%
71.249	1,336,402,600	0.99%
70.640	1,398,637,900	0.99%
69.795	1,474,190,900	1.00%
71.100	1,409,414,640	1.08%
71.412	1,597,495,173	1.08%
72.624	1,701,939,357	1.08%

Table 6

City of West St. Paul, Minnesota

Statistical Section (Unaudited)

Property Tax Capacity Rates - Direct and Overlapping Governments

Last Ten Fiscal Years

Fiscal Year	City Rate Applicable to Debt	City Rate Applicable to Operations	Total City Direct Rate	Overlapping Rates*			
				School District	Other Districts	County	Total
2010	11.036 %	39.837 %	50.873 %	18.850 %	4.421 %	27.269 %	101.413 %
2011	11.060	45.018	56.078	19.692	4.644	29.149	109.563
2012	13.123	49.082	62.205	21.857	5.021	31.426	120.509
2013	12.661	56.786	69.447	24.429	7.115	33.421	134.412
2014	15.496	55.753	71.249	23.863	6.242	31.827	133.181
2015	18.963	51.677	70.640	24.063	5.831	29.633	130.167
2016	15.104	54.691	69.795	22.170	6.398	28.570	126.933
2017	13.330	58.080	71.412	22.295	5.999	28.004	127.710
2018	16.643	52.644	69.287	21.224	5.280	26.580	122.371
2019	17.292	55.332	72.624	24.246	5.157	25.386	127.413

Source: Dakota County website www.dakotacounty.us

Note: The City's basic property tax rate may be increased only by a majority vote of the City's Councilmembers. Rates for debt service are set based on each year's requirements.

*Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all City property owners; for example, although the county property tax rates apply to all City property owners.

Table 7

City of West St. Paul, Minnesota

Statistical Section (Unaudited)

Principal Property Taxpayers

Current Year and Nine Years Ago

Taxpayer	2019 Net Tax Capacity	2019 Rank	2019 Percent of Total Net Tax Capacity	2010 Net Tax Capacity	2010 Rank	2010 Percent of Total Net Tax Capacity
Mailand Properties LP	$ 380,011	1	1.87 %	$ 174,582	9	0.87 %
Robert Street 2008 LLC	317,802	2	1.57	308,058	1	-
Xcel Energy	254,288	3	1.25	182,818	7	0.91
Target Corp.	242,658	4	1.20	282,324	2	1.40
Westview Park Apartments	233,936	5	1.15	175,000	8	0.87
RPS Legacy Desota, LLC	228,026	6	1.12	-		-
Timberland Partners XXXIV LLP	211,440	7	1.04	-		-
Menards Inc.	210,780	8	1.04	211,238	6	1.05
Holiday Acres Limited	187,186	9	0.92	-		-
Ottawa Invest Co.	170,585	10	0.84	-		-
Signal Hills Company LLC	-		-	279,336	3	1.38
Wal-Mart	-		-	221,532	4	1.10
Lowes Home Centers Inc.	-		-	215,274	5	-
Walker Senior Housing Corp.	-		-	161,250	10	0.80
Total	$ 2,436,712		12.00 %	$ 2,211,412		8.37 %
Total All Property	$ 20,297,891			$ 20,175,450		

Source: 2019 information from Ehlers Annual Disclosure.
2010 from City's 2010 CAFR.

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Table 8

City of West St. Paul, Minnesota

Statistical Section (Unaudited)

Property Tax Levies and Collections

Last Ten Fiscal Years

Fiscal Year Ended December 31,	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
2010*	$ 9,265,888	$ 8,844,367	95.45%	$ 122,848	$ 8,967,215	96.78%
2011*	9,760,512	9,212,265	94.38%	105,643	9,317,908	95.47%
2012	9,954,113	9,814,866	98.60%	103,549	9,918,415	99.64%
2013	10,339,245	10,105,751	97.74%	58,820	10,164,571	98.31%
2014	10,696,145	10,580,150	98.92%	59,679	10,639,829	99.47%
2015	11,610,896	11,465,520	98.75%	63,714	11,529,234	99.30%
2016	12,164,861	12,010,377	98.73%	99,509	12,109,886	99.55%
2017	12,935,220	12,620,994	97.57%	54,649	12,675,643	97.99%
2018	14,344,671	14,239,938	99.27%	50,400	14,290,338	99.62%
2019	15,773,645	15,654,271	99.24%	n/a	15,654,271	99.24%

Sources: City Budget Book (Levy) and Dakota County tax collection reports of Finance.

* The total amount of property taxes levied is partially supported by property tax relief payments on behalf of lower-valued residential properties. In FY 2010 and 2011, 75% this payment, known as Market Value Homestead Credit was withheld by the State of Minnesota, resulting in a lower overall collection percentage.

City of West St. Paul, Minnesota
Statistical Section (Unaudited)
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities				Percentage of Tax Capacity
	General Obligation Bonds	Improvement Bonds	Tax Increment Bonds	Total Governmental Activities	
2010	$ 6,907,600	$ 11,730,000	$ 1,525,000	$ 20,162,600	104.94%
2011	6,609,700	9,730,000	1,495,000	17,834,700	99.36%
2012	6,239,233	12,530,995	1,443,412	20,213,640	122.90%
2013	6,083,359	12,400,635	1,404,435	19,888,429	130.50%
2014	15,916,872	11,075,466	1,365,457	28,357,795	186.93%
2015	15,664,710	9,329,421	2,655,000	27,649,131	174.79%
2016	19,932,993	8,101,105	1,335,036	29,369,134	176.42%
2017	29,989,101	6,753,901	1,273,962	38,016,964	221.61%
2018	36,629,188	7,908,612	1,219,928	45,757,728	239.08%
2019	35,140,151	12,377,700	1,136,814	48,654,665	239.70%

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.
[(a)]See Table 14 for personal income and population data.

Table 9

Business-Type Activities							
Storm Sewer Bonds	Sewer Bonds	Sports Dome Bonds	Term Loan Payable	Total Business-Type Activities	Total Primary Government	Percentage of County-Wide Personal Income[a]	Per Capita[a]
$ -	$ 2,660,000	$ -	$ 525,000	$ 3,185,000	$ 23,347,600	0.13%	$ 1,195
-	2,430,000	-	490,000	2,920,000	20,754,700	0.11%	1,059
-	2,230,101	5,099,650	455,000	7,784,751	27,998,391	0.14%	1,417
-	1,960,703	5,098,246	415,000	7,473,949	27,362,378	0.13%	1,393
-	1,702,746	5,096,843	375,000	7,174,589	35,532,384	0.17%	1,795
-	1,439,788	4,895,439	335,000	6,670,227	34,319,358	0.15%	1,697
1,063,391	5,420,395	4,689,035	290,000	11,462,821	40,831,955	N/A	1,963
1,060,537	5,131,019	4,482,633	245,000	10,919,189	48,936,153	N/A	2,420
1,001,682	4,607,644	4,271,228	245,000	10,125,554	55,883,282	N/A	2,650
940,828	5,260,465	4,054,825	245,000	10,501,118	59,155,783	N/A	2,810

Table 10

City of West St. Paul, Minnesota

Statistical Section (Unaudited)

Ratios of General Bonded Debt Outstanding

Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Less: Amount Available In Debt Service Fund	Total	Percentage of Est. Actual Taxable Value of Property [a]	Per Capita [b]
2010	$ 23,347,600	$ 214,880	$ 23,132,720	1.45%	$ 1,184
2011	20,754,700	303,451	20,451,249	1.38%	1,043
2012	27,998,391	346,611	27,651,780	2.06%	1,400
2013	27,362,378	337,619	27,024,759	2.01%	1,375
2014	35,532,384	750,054	34,782,330	2.60%	1,757
2015	34,319,358	1,316,032	33,003,326	2.36%	1,632
2016	40,831,955	805,362	40,026,593	2.72%	1,924
2017	48,936,153	4,312,827	44,623,326	3.17%	2,207
2018	55,883,282	5,422,866	50,460,416	3.16%	2,393
2019	59,155,783	5,945,784	53,209,999	3.13%	2,527

[a] See Table 5 for property value data.

[b] See Table 14 for population data.

Table 11

City of West St. Paul, Minnesota

Statistical Section (Unaudited)

Computation of Direct and Overlapping Debt

December 31, 2018

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable*	Estimated Share of Overlapping Debt
Debt Repaid with Property Taxes			
Dakota County	$ 17,255,000	3.665%	$ 632,396
School Districts			
ISD No. 197	142,045,000	26.061%	37,018,774
Metropolitan Council	262,885,000	41.860%	110,043,661
Subtotal - Overlapping Debt			147,694,831
City Direct Debt			45,757,728
Total Direct and Overlapping Debt			$ 193,452,559

Sources: Assessed value data used to estimate applicable percentages provided by the County Board of Equalization and Assessment. 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 the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore 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. This approach was also used for the County's capital lease, loan, and other debt. The applicable percentage of the County Economic Development Bonds, which are backed by county sales taxes, was estimated by dividing the City's retail sales by the County's retail sales.

City of West St. Paul, Minnesota

Statistical Section (Unaudited)

Legal Debt Margin Information

Last Ten Fiscal Years

	Fiscal Year			
	2010	2011	2012	2013
Estimated Market Value of Taxable Property	$1,594,050,200	$1,485,245,000	$1,339,567,341	$1,342,545,100
Statutory Percentage	3.0%	3.0%	3.0%	3.0%
Statutory Debt Limit	47,821,506	44,557,350	40,187,020	40,276,353
Total Net Debt Applicable to Limit	6,907,600	6,609,700	6,239,233	6,083,359
Legal Debt Margin	$ 40,913,906	$ 37,947,650	$ 33,947,787	$ 34,192,994

Table 12

Fiscal Year					
2014	2015	2016	2017	2018	2019
$1,336,402,600	$1,398,637,900	$1,474,190,900	$1,409,414,640	$1,597,495,173	$1,701,939,357
3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
40,092,078	41,959,137	44,225,727	42,282,439	47,924,855	51,058,181
15,916,872	15,664,710	19,932,993	29,989,101	36,629,188	35,140,151
$ 24,175,206	$ 26,294,427	$ 24,292,734	$ 12,293,338	$ 11,295,667	$ 15,918,030

Legal Debt Margin Calculation for Fiscal Year 2019

Estimated Market Value of Taxable Property	$1,701,939,357
Statutory percentage	3.0%
Statutory debt limit	$ 51,058,181
Debt applicable to limit	$ 35,140,151
Legal debt margin	$ 15,918,030

City of West St. Paul, Minnesota
Statistical Section (Unaudited)
Pledged - Revenue Coverage
Last Ten Fiscal Years

	Sanitary Sewer and Storm Revenue Bonds					
				Debt Service		
Fiscal Year	Utility Service Charges	Less Operating Expenses	Net Available Revenue	Principal	Interest	Coverage
2010	$ 2,757,291	$ 1,895,475	$ 861,816	$ 135,012	$ 47,227	4.73
2011	2,704,849	1,890,974	813,875	230,000	73,413	2.68
2012	2,950,106	2,088,407	861,699	240,000	67,094	2.81
2013	2,998,953	2,170,321	828,632	250,000	63,388	2.64
2014	2,920,817	2,271,989	648,828	255,000	57,626	2.08
2015	3,046,818	2,558,481	488,337	260,000	50,537	1.57
2016	3,049,436	2,662,008	387,428	270,000	42,663	1.24
2017	3,931,627	3,067,740	863,887	275,000	146,173	2.05
2018	4,424,806	3,196,229	1,228,577	565,000	146,534	1.73
2019	4,827,129	3,135,560	1,691,569	585,000	128,906	2.37

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements. Operating expenses do not include interest, depreciation, or amortization expenses. Golf course revenue bonds are excluded since they are an internal issue.

Table 13

Improvement Bonds				Tax Increment Bonds			
Special Assessment Collections	Debt Service		Coverage	Tax Increment Collections	Debt Service		Coverage
	Principal	Interest			Principal	Interest	
$ 233,585	$ 1,190,000	$ 340,929	0.15	$ 96,587	$ 30,000	$ 66,587	1.00
254,479	2,000,000	331,910	0.11	95,463	30,000	65,463	1.00
188,232	1,055,000	331,910	0.14	99,200	35,000	64,200	1.00
225,526	1,685,000	294,513	0.11	102,700	40,000	62,700	1.00
226,234	1,330,000	273,298	0.14	101,100	40,000	61,100	1.00
260,426	1,300,000	257,583	0.17	104,400	45,000	59,400	1.00
417,789	1,320,000	373,029	0.25	207,089	50,000	29,250	2.61
151,525	1,320,000	162,664	0.10	215,185	60,000	30,010	2.39
118,410	1,045,000	135,282	0.10	176,203	65,000	29,073	1.87
102,709	1,030,000	203,934	0.08	163,136	70,000	28,060	1.66

Table 14

City of West St. Paul, Minnesota

Statistical Section (Unaudited)

Demographic Statistics

Last Ten Fiscal Years

Fiscal Year	Population *	County-Wide Personal Income **	Per Capita Personal Income **	Unemployment Rate ***
2010	19,540	$17,907,280,000	$ 44,863	7.30%
2011	19,605	19,521,455,000	48,557	6.20%
2012	19,756	20,407,330,000	50,396	5.60%
2013	19,648	20,488,967,000	50,116	4.70%
2014	19,800	21,524,339,000	52,177	3.90%
2015	20,222	22,272,614,000	53,710	3.70%
2016	20,800	22,807,156,736	54,975	2.40%
2017	20,222	23,514,178,595	59,736	3.60%
2018	21,085	24,243,118,131	54,300	2.60%
2019	21,053	24,994,654,793	**	2.90%

* Source of data: Metropolitan Council, except 2010 for which the source is the U.S. Bureau of Census. Data for 2017 is estimated.

** Source of data: Bureau of Economic Analysis. Updated data is not available for 2019.

*** Source of data: Minnesota Department of Employment and Economic Development.

Table 15

City of West St. Paul, Minnesota

Statistical Section (Unaudited)

Principal Employers

Current Year and Nine Years Ago

	2019			2010		
Employer	Employees	Rank	Percent of City Employment	Employees	Rank	Percent of City Employment
I.S.D. No. 197	1,003	1	12.65%	724	1	8.68%
Dakota County	659	2	8.31%	595	2	7.13%
Super Target	375	3	4.73%	400	3	4.80%
Southview Acres Health Center	340	4	4.29%	375	4	4.50%
Wal-Mart	240	5	3.03%	170	7	2.04%
YMCA	200	6	2.52%	250	5	3.00%
Menards	150	7	1.89%	152	10	1.82%
TapeMark Company	150	8	1.89%	166	5	-
Westwood Ridge	150	9	1.89%	-		-
Cub Foods	140	10	1.77%	155	9	1.86%
Darts Senior Transportation	-		-	176	6	2.11%
Total	3,407			3,163		

Sources: Ehlers and Associates, Inc. and Metropolitan Council

City of West St. Paul, Minnesota

Statistical Section (Unaudited)

Full-time Equivalent City Government Employees by Function

Last Ten Fiscal Years

Function/Program	Full-Time Equivalent Employees as of December 31,			
	2010	2011	2012	2013
General Government				
Administration	4.0	4.0	4.0	5.5
Finance	5.0	5.0	4.0	3.0
Community development	3.8	3.8	2.8	3.6
Building inspections	1.5	1.0	2.0	3.0
MIS	1.0	2.0	2.0	2.0
Police				
Officers	30.0	29.0	29.0	30.0
Civilians	5.6	5.6	5.6	3.0
Public Works				
Engineering	2.0	2.0	2.0	2.5
Streets	11.0	11.0	12.0	11.0
Sewer	3.0	3.0	3.0	3.0
Building maintenance	2.0	1.0	1.0	1.0
Parks and Recreation	7.0	7.0	7.0	6.0
Ice Arena / Pool Manager	1.0	1.0	1.0	1.5
Total	76.9	75.4	75.4	75.1

Source: City Budget Books

Notes: 1. The numbers above represent full-time and permanent part-time budgeted positions. Seasonal employees are not included.

Table 16

Full-Time Equivalent Employees as of December 31,					
2014	2015	2016	2017	2018	2019
6.0	6.0	7.0	8.0	8.0	8.0
3.0	4.0	3.0	3.0	3.0	3.0
3.6	3.6	4.0	4.0	4.0	4.0
3.0	3.0	4.0	5.0	5.0	5.0
2.0	3.0	3.0	3.0	3.0	2.0
30.0	30.0	30.0	32.0	32.0	32.0
4.5	5.0	6.0	6.0	6.0	6.0
3.0	3.0	3.0	3.0	3.0	3.0
11.0	11.0	11.0	11.0	11.0	11.0
3.0	3.0	4.0	3.0	3.0	3.0
1.0	1.0	1.0	1.0	1.0	1.0
7.0	7.0	7.0	7.0	7.0	7.0
1.0	1.0	1.5	1.5	1.5	1.5
78.1	80.6	84.5	87.5	87.5	87.5

City of West St. Paul, Minnesota

Operating Indicators by Function

Last Ten Fiscal Years

Function/Program	Fiscal Year 2010	2011	2012	2013
Police				
Part 1 Crimes reports	1,007	713	997	1,049
Part 2 Crimes reports	1,042	720	742	716
Total arrests	801	467	677	870
Part 1 arrests	334	226	345	445
Cases investigated	643	417	390	310
Building Inspection				
Permits issued				
Residential	744	689	874	349
Commercial/Other	886	967	768	1,475
Public Works				
Streets/Alleys patched (person hrs)	2,900	2,889	3,082	3,667
Parks and Recreation				
Recreation programs offered	60	59	61	65
Ice Arena annual admissions	65,750	65,750	65,800	65,800
Golf Course				
Rounds played	14,837	10,263	12,539	10,542
Golf cars rented	1,176	1,110	1,387	1,460
Sports Dome				
Field hours rented				6,280
Wastewater				
Average sewer lines cleaned (miles)	30	31	33	33

Sources: Various City departments.

Table 17

Fiscal Year					
2014	2015	2016	2017	2018	2019
1,118	1,274	1,083	1,065	1,043	1,468
936	945	853	873	796	792
1,110	1,292	981	877	759	1,119
509	630	487	414	370	738
598	388	471	552	468	484
1,260	1,357	1,256	1,453	1,425	1,654
323	336	293	294	272	348
4,023	4,938	3,008	5,038	5,038	5,588
70	115	110	110	110	136
65,700	64,000	65,500	66,000	66,000	66,750
9,689	11,941	12,320	11,055	Closed	Closed
1,556	1,798	1,825	1,875	N/A	N/A
6,075	5,736	5,798	6,519	6,519	7,310
31	31	30	37	37	35

City of West St. Paul, Minnesota

Statistical Section (Unaudited)

Capital Asset Statistics by Function/Program

Last Ten Fiscal Years

Function/Program	Fiscal Year 2010	2011	2012	2013
Police				
Stations	1	1	1	1
Police Vehicles				
Marked	11	11	11	11
Unmarked	8	9	9	8
Gun Range	1	1	1	1
Holding cells	3	3	3	3
Fire				
Stations	1	1	1	1
Public Works				
Streets (miles)	71.20	71.20	71.20	71.20
Alley (miles)	5	5	5	5
Streetlights	253	256	256	256
Parks and Recreation				
Acreage	155.0	155.0	155.0	155.0
Parks and playgrounds	17	17	17	17
Baseball/softball diamonds	9	9	9	9
Soccer/football fields	3	3	3	3
Community (senior) centers	1	1	1	1
Outdoor skating rinks	12	12	12	12
Executive golf course (par 29)	1	1	1	1
Public sports dome	-	-	1	1
Public swimming pool	1	1	1	1
Public ice arena	1	1	1	1
Wastewater				
Sanitary sewers (miles)	63	63	63	63
Storm sewers (miles)	35	35	35	35

Sources: Various City departments.

Table 18

Fiscal Year					
2014	2015	2016	2017	2018	2019
1	1	1	1	1	1
11	11	12	11	11	11
8	8	8	9	9	9
1	1	1	1	1	1
3	3	3	3	3	3
1	1	1	1	1	1
71.20	71.20	71.20	71.20	71.20	71.20
5	5	5	5	5	5
256	256	256	256	256	256
155.0	155.0	155.0	155.0	155.0	155.0
17	17	17	17	17	17
9	9	9	9	9	9
3	2	2	2	2	2
1	1	1	1	1	1
12	12	12	12	12	12
1	1	1	1	Closed	Closed
1	1	1	1	1	1
1	1	1	1	1	1
1	1	1	1	1	1
63	63	63	63	63	63
35	35	35	35	35	35