

**CITY OF SOUTH LAKE TAHOE**  
**\$5,765,000**  
**2012 CERTIFICATES OF PARTICIPATION**  
**(ROAD IMPROVEMENT PROJECTS)**

**El Dorado County, California**  
**Dated: July 24, 2012**  
**Base CUSIP<sup>+</sup>: 838661**



**2018 ANNUAL CONTINUING DISCLOSURE**  
**INFORMATION STATEMENT**

**As of May 28, 2019**

Also available at:



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\* In its role as Disclosure Consultant and Dissemination Agent, Willdan Financial Services has not passed upon the accuracy, completeness or fairness of the statements contained herein.

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## ***I. INTRODUCTION***

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Pursuant to an Official Statement dated July 12, 2012, the City of South Lake Tahoe (the “City”) issued 2012 Certificates of Participation (Road Improvement Projects) (the “Certificates”) in the principal amount of \$5,765,000. The proceeds from the sale of the Certificates were used to finance street and other improvements within the City.

The City is located in El Dorado County (the “County”), on the South Shore of America’s largest alpine lake. The City extends about five miles west-southwest along U.S. Route 50, also known as Lake Tahoe Boulevard. The County reaches to the west within 25 miles of Sacramento, California. 150 miles west of the County is San Francisco, while 400 miles south is Los Angeles. Placerville is located 44 miles east of Sacramento. The City, sixty miles east of Placerville, is the hub of the Tahoe recreation area.

The Certificates represent a direct, undivided fractional interest of the Owners thereof in the Lease Payments (which include principal and interest components) to be made by the City for the right to the use of certain real property and improvements thereon (the “Leased Property”) within the City pursuant to that certain Lease Agreement, dated as of July 1, 2012 (the “Lease Agreement”). The City has covenanted in the Lease Agreement to make the Lease Payments for the Leased Property as provided for therein, to include all such Lease Payments in each of its budgets and to make the necessary annual appropriations for all such Lease Payments. However, the Certificates and the obligation of the City to make Lease Payments do not constitute an obligation for which the City is obligated to levy or pledge any form of taxation. Neither the Certificates nor the obligation of the City to make Lease Payments constitutes an indebtedness of the City, the State of California or any political subdivision thereof within the meaning of any constitutional or statutory debt limit or restriction.

This Annual Continuing Disclosure Information Statement is being provided pursuant to a covenant made by the City for the benefit of the holders of the Certificates and includes the information specified in a Continuing Disclosure Certificate. For further information and a more complete description of the City and the Certificates, reference is made to the Official Statement.

The information set forth herein has been furnished by the City and by other sources, which is believed to be accurate and reliable, but is not guaranteed as to accuracy or completeness. Statements contained in this Annual Continuing Disclosure Information Statement that involve estimates, forecasts, or other matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact. Further, the information and expressions of opinion contained herein are subject to change without notice and the delivery of this Annual Continuing Disclosure Information Statement will not, under any circumstances, create any implication that there has been no change in the affairs of the City or any other parties described herein.

This Annual Continuing Disclosure Information Statement is of a factual nature without subjective assumptions, opinions, or views and may not be relied upon as advice or recommendation to purchase or sell any product or utilize any particular strategy relating to the issuance of municipal securities or purchase of financial products. Willdan Financial Services and its employees (collectively "Willdan") do not recommend any actions and are not acting as an advisor to any municipal entity, board, officer, agent, employee or obligated person pursuant to Section 15B of the Exchange Act. Prior to acting on any information or material contained in this communication, you should discuss it with appropriate internal or external advisors and experts and only rely upon their advice.

## **II. REFERENCE TO PREVIOUSLY FILED INFORMATION**

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For historical information, reference is made to the Annual Continuing Disclosure Information Statements previously filed on Municipal Securities Rulemaking Board's Electronic Municipal Market Access website ("EMMA").

## **III. CERTIFICATE INFORMATION**

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### **A. PRINCIPAL OUTSTANDING**

<b>Certificate Issue</b>	<b>As of March 31, 2019</b>
2012 COP (Road Improvement Projects)	\$5,135,000

### **B. FUND INFORMATION**

<b>Fund</b>	<b>As of March 31, 2019</b>
Reserve Balance	\$335,408
Reserve Requirement	\$334,975

## **IV. FINANCIAL INFORMATION**

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### **A. AUDITED FINANCIAL STATEMENTS**

The audited financial statements for the City for the fiscal year ended September 30, 2018 have been separately filed on EMMA and are hereby incorporated by reference into this Annual Continuing Disclosure Information Statement.

## B. GENERAL FUND BALANCE SHEET

	Fiscal Year				
	2013/14	2014/15	2015/16	2016/17	2017/18
<b>Assets</b>					
Cash and Investments	\$13,573,914	\$18,750,885	\$20,514,502	\$22,009,349	\$24,695,057
Accounts Receivable – net	2,378,260	2,393,298	2,814,708	3,014,449	3,755,830
Interest Receivable	15,871	19,243	52,718	104,709	232,007
Due from Other Funds	374,795	215,943	214,821	358,371	156,412
Prepaid Items	91,896	126,093	144,703	184,911	138,389
Inventory	336,772	251,178	207,025	234,078	222,455
Land Held for Resale	800,000	800,000	800,000	3,957,647	1,000,000
Advances to RDA Successor Agency	4,638,627	4,638,627	4,638,627	4,638,627	4,638,627
<b>Total Assets</b>	<b>\$22,210,135</b>	<b>\$27,195,267</b>	<b>\$29,387,104</b>	<b>\$34,502,141</b>	<b>\$34,838,777</b>
<b>Liabilities</b>					
Accounts Payable	\$842,532	\$955,372	\$698,002	\$860,603	\$1,479,061
Accrued Expenditures	1,948,880	1,775,842	1,046,001	899,191	987,781
Deposits	499,851	793,870	1,068,379	1,344,297	1,449,002
Due to Developers	250,592	270,392	460,509	261,620	114,439
Unearned Revenue	92,860	46,890	0	0	0
<b>Total Liabilities</b>	<b>\$3,634,715</b>	<b>\$3,842,366</b>	<b>\$3,272,891</b>	<b>\$3,365,711</b>	<b>\$4,030,283</b>
<b>Fund Balances</b>					
Nonspendable	\$5,867,295	\$5,815,898	\$5,790,355	\$9,015,263	\$5,999,471
Restricted	750,000	750,000	0	0	750,000
Assigned	129,569	476,210	305,689	199,173	448,767
Unassigned	11,828,556	16,310,793	20,018,169	21,921,994	23,610,256
<b>Total Fund Balances</b>	<b>\$18,575,420</b>	<b>\$23,352,901</b>	<b>\$26,114,213</b>	<b>\$31,136,430</b>	<b>\$30,808,494</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$22,210,135</b>	<b>\$27,195,267</b>	<b>\$29,387,104</b>	<b>\$34,502,141</b>	<b>\$34,838,777</b>

## C. GENERAL FUND REVENUES, EXPENDITURES AND BALANCES

The following table sets forth the City's General Operating Fund Revenues and Expenditures for the last five fiscal years.

	Fiscal Year				
	2013/14	2014/15	2015/16	2016/17	2017/18
<b>Revenues</b>					
Taxes and Assessments	\$25,723,575	\$28,007,656	\$32,363,006	\$34,029,206	\$36,288,798
Licenses, Permits and Impact Fees	1,476,166	1,447,553	1,575,213	1,607,311	1,718,645
Fines and Penalties	218,503	124,706	109,270	31,295	130,204
Use of Money and Property	246,578	336,716	285,753	359,202	542,840
Intergovernmental Revenue	2,044,568	2,437,425	2,304,195	2,178,724	2,355,954
Charges for Current Services	3,332,316	4,418,685	4,104,940	4,009,334	4,130,233
Other Revenue	197,698	246,949	378,324	234,278	285,999
Loss on Investment in Land Held for Resale	0	0	0	0	(2,157,647)
<b>Total Revenues</b>	<b>\$33,239,404</b>	<b>\$37,019,690</b>	<b>\$41,120,701</b>	<b>\$42,449,350</b>	<b>\$43,295,026</b>
<b>Expenditures</b>					
Current:					
General Government	\$5,427,445	\$5,452,758	\$6,176,652	\$6,967,874	\$10,910,495
Public Safety	12,880,769	11,904,737	12,879,028	14,042,563	15,571,856
Public Works	3,731,009	4,428,515	5,586,247	5,523,717	5,675,760
Parks and Recreation	2,218,253	2,127,678	1,625,167	1,780,597	1,751,749
Capital Outlay	2,107,453	224,465	199,894	354,224	236,414
Debt Service:					
Principal	33,956	35,252	21,772	47,300	0
Interest and Fiscal Charges	3,240	1,718	678	74	0
<b>Total Expenditures</b>	<b>\$26,402,125</b>	<b>\$24,175,123</b>	<b>\$26,489,438</b>	<b>\$28,716,349</b>	<b>\$34,146,274</b>
Excess (Deficiency) of Revenues over Expenditures	\$6,837,279	\$12,844,567	\$14,631,263	\$13,733,001	\$9,148,752
<b>Other Financing Sources (Uses)</b>					
Proceeds from Sale of Property	\$3,065	\$1,926	\$274,405	\$300,000	\$0
Transfers In	766,675	361,989	428,987	405,064	343,493
Transfers Out	(6,999,455)	(8,431,001)	(12,573,343)	(9,415,848)	(9,820,181)
<b>Total Other Financing Sources (Uses)</b>	<b>(\$6,229,715)</b>	<b>(\$8,067,086)</b>	<b>(\$11,869,951)</b>	<b>(\$8,710,784)</b>	<b>(\$9,476,688)</b>
Net Change in Fund Balances	\$607,564	\$4,777,481	\$2,761,312	\$5,022,217	(\$327,936)
<b>Special Item</b>					
RDA Asset Transfer Review	\$425,000	\$0	\$0	\$0	\$0
Net Change in Fund Balances	\$1,032,564	\$4,777,481	\$2,761,312	\$5,022,217	(\$327,936)
Beginning Fund Balances	\$17,542,856	\$18,575,420	\$23,352,901	\$26,114,213	\$31,136,430
<b>Ending Fund Balances</b>	<b>\$18,575,420</b>	<b>\$23,352,901</b>	<b>\$26,114,213</b>	<b>\$31,136,430</b>	<b>\$30,808,494</b>



## V. OPERATING INFORMATION

### A. GENERAL FUND REVENUES BY TYPE

The following table sets forth the City's General Fund Revenues by Type.

	Fiscal Year Ended September 30,				
	2015	2016	2017	2018	2019 <sup>(1)</sup>
Property Tax <sup>(2)</sup>	\$6,563,991	\$6,913,751	\$7,285,775	\$7,765,569	\$8,017,000
Transient Occupancy Tax <sup>(3)</sup>	7,929,345	9,861,388	10,495,478	11,024,055	11,137,386
Sales Tax Revenue	4,448,793	5,269,471	5,205,933	5,695,794	5,363,000
Measure Q	2,406,750	2,526,452	2,758,339	3,130,878	2,720,000
Vehicle License Fees	1,739,701	1,829,621	1,912,392	2,038,137	2,180,000
Franchise Fees	1,413,076	1,437,379	1,472,670	1,553,605	1,400,000
Business License Fees	1,312,780	1,344,513	1,432,783	1,494,146	1,361,000
Parks and Recreation <sup>(4)</sup>	1,245,427	1,086,204	1,339,760	1,373,381	1,155,900
Public Safety <sup>(4)</sup>	1,335,964	1,630,945	1,337,277	1,452,592	1,572,175
Public Services <sup>(4)</sup>	2,620,117	2,407,746	2,202,392	2,214,280	1,828,794
Transfers In <sup>(5)</sup>	137,219	203,064	220,305	172,419	48,825
All Other Revenue	6,043,750	7,313,559	7,816,275	5,978,298	8,030,218
<b>Total Revenues</b>	<b>\$37,196,913</b>	<b>\$41,824,093</b>	<b>\$43,479,379</b>	<b>\$43,893,154</b>	<b>\$44,814,298</b>

(1) Budgeted.

(2) Does not include property tax attributable to property in the redevelopment area.

(3) Does not include Transient Occupancy Tax ("TOT") attributable to property in the redevelopment area; due to the statewide dissolution of redevelopment agencies, in the future such TOT will become general fund moneys. Does not include VHR audits.

(4) Includes transfers-in to these departments.

(5) Transfers In represents residual amounts not included in any of the following categories: Parks and Recreation, Public Safety, or Public Services.

### B. ASSESSED VALUATION

The following table sets forth the total assessed valuations for the City.

Fiscal Year	Secured Value	Utility Value	Unsecured Value	Total Assessed Valuation	Percentage Change
2014/15	\$3,826,850,451	\$0	\$93,750,130	\$3,920,600,581	2.79%
2015/16	4,012,840,871	0	90,397,095	4,103,237,966	4.66%
2016/17	4,195,441,787	0	91,432,001	4,286,873,788	4.48%
2017/18	4,466,533,482	0	94,195,752	4,560,729,234	6.39%
2018/19	4,768,126,346	0	114,917,413	4,883,043,759	7.07%

Source: California Municipal Statistics, Inc.

### C. SECURED TAX CHARGES AND DELINQUENCIES

The following table illustrates historical property tax delinquencies within the City.

<b>Fiscal Year</b>	<b>Secured Tax Levy <sup>(1)</sup></b>	<b>Amount Delinquent June 30</b>	<b>Percent Delinquent June 30</b>
2013/14	\$39,561,819	\$979,736	2.48%
2014/15	40,321,679	691,350	1.71%
2015/16	43,908,455	606,575	1.38%
2016/17	45,689,821	627,323	1.37%
2017/18	47,698,530	696,975	1.46%

(1) All secured ad-valorem taxes collected by the County for the property located within the City except for El Dorado Irrigation District ad-valorem tax for land only property.

Source: California Municipal Statistics, Inc.

### D. OUTSTANDING LONG-TERM DEBT

September 30, 2018 and 2017

	<b>Governmental Activities</b>		<b>Business-type Activities</b>		<b>Total</b>	
	<b>2018</b>	<b>2017</b>	<b>2018</b>	<b>2017</b>	<b>2018</b>	<b>2017</b>
Revenue Bonds	\$10,134,841	\$11,226,247	\$6,855,000	\$7,090,000	\$16,989,841	\$18,316,247
Pension Bonds	11,030,000	11,905,000	0	0	11,030,000	11,905,000
COPs	5,135,000	5,270,000	0	0	5,135,000	5,270,000
Loans payable	596,600	776,670	80,007	87,061	676,607	863,731
Capital lease obligations	4,234,515	5,059,816	0	0	4,234,515	5,059,816
<b>Totals</b>	<b>\$31,130,956</b>	<b>\$34,237,733</b>	<b>\$6,935,007</b>	<b>\$7,177,061</b>	<b>\$38,065,963</b>	<b>\$41,414,794</b>

**Note:** Additional information on the City's long-term debt can be found in **Note 7** of the City's Comprehensive Annual Financial Report for the Fiscal Year Ended September 30, 2018.

## E. PENSION PLANS

Substantially all full-time City employees are eligible to participate in pension plans offered by California Public Employees Retirement System (“CalPERS”). The City’s employees participate in the separate Safety (police and fire) and Miscellaneous (all other) Employee Plans. CalPERS operates an agent multiple employer defined benefit pension plan for the City’s miscellaneous plans and operates a cost sharing multiple employer defined benefit plan for the City’s safety plans.

As of September 30, 2018, the City reported total net pension liability, deferred outflows of resources and deferred inflows of resources for both Miscellaneous and Safety Plans as follows:

	<b>Net Pension Liability</b>	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Miscellaneous Plan	\$33,692,883	\$1,903,534	\$372,985
Safety Plan	37,917,732	5,588,942	2,882,454
<b>Total</b>	<b>\$71,610,615</b>	<b>\$7,492,476</b>	<b>\$3,255,439</b>

For more information on the City’s Pension Plans, reference is made to **Note 10** of the City’s Comprehensive Annual Financial Report for the Fiscal Year Ended September 30, 2018.

### Miscellaneous Plan

Total contributions made by the City to the Miscellaneous Plan during fiscal year 2017/18 were \$2,688,342. For the measurement period ended June 30, 2018, the City recognized pension expense of \$5,348,013.

The following table sets forth the schedule of funding for the Miscellaneous Plan.

#### Schedule of Changes in Net Pension Liability and Related Ratios During the Measurement Period – Miscellaneous Plan – Last 10 Years \*

	2015	2016	2017	2018
<b>Total pension liability</b>				
Service cost	\$1,289,914	\$1,298,374	\$1,640,573	\$1,634,361
Interest on total pension liability	5,921,706	6,167,070	6,290,481	6,501,556
Changes of assumptions	(1,373,535)	0	4,933,223	(541,838)
Difference between expected and actual experience	(675,672)	613,254	(436,341)	473,296
Benefit payments, including refunds of employee contributions	(4,441,507)	(4,801,972)	(4,737,930)	(5,076,733)
<b>Net change in total pension liability</b>	<b>\$720,906</b>	<b>\$3,276,726</b>	<b>\$7,690,006</b>	<b>\$2,990,642</b>
<b>Total pension liability - beginning</b>	<b>81,032,930</b>	<b>81,753,836</b>	<b>85,030,562</b>	<b>92,720,568</b>
<b>Total pension liability - ending (a)</b>	<b>\$81,753,836</b>	<b>\$85,030,562</b>	<b>\$92,720,568</b>	<b>\$95,711,210</b>
<b>Plan fiduciary net position</b>				
Contributions - employer	\$1,964,036	\$2,330,646	\$2,660,201	\$2,690,016
Contributions - employee	538,590	579,366	637,329	639,930
Net investment income	1,263,648	267,823	6,053,996	4,945,510
Plan to plan resource movements	0	13,996	0	(235)
Benefit payments, including refunds of employee contributions	(4,441,507)	(4,801,972)	(4,737,930)	(5,076,733)
Administrative expense	(63,276)	(34,250)	(80,545)	(92,073)
Other miscellaneous income/expense	0	0	0	(174,849)
<b>Net change in fiduciary net position</b>	<b>(\$738,509)</b>	<b>(\$1,644,391)</b>	<b>\$4,533,051</b>	<b>\$2,931,566</b>
<b>Plan fiduciary net position - beginning</b>	<b>56,936,600</b>	<b>56,198,091</b>	<b>54,553,700</b>	<b>59,086,751</b>
<b>Plan fiduciary net position - ending (b)</b>	<b>\$56,198,091</b>	<b>\$54,553,700</b>	<b>\$59,086,751</b>	<b>\$62,018,317</b>
<b>Net pension liability - ending (a) - (b)</b>	<b>\$25,555,745</b>	<b>\$30,476,862</b>	<b>\$33,633,817</b>	<b>\$33,692,893</b>
<b>Plan fiduciary net position as a percentage of the total pension liability</b>	<b>68.74%</b>	<b>64.16%</b>	<b>63.73%</b>	<b>64.80%</b>
<b>Covered payroll</b>	<b>\$6,923,639</b>	<b>\$7,567,926</b>	<b>\$8,459,217</b>	<b>\$8,387,476</b>
<b>Net pension liability as a percentage of covered payroll</b>	<b>369.11%</b>	<b>402.71%</b>	<b>397.60%</b>	<b>401.70%</b>
<b>Measurement date</b>	<b>June 30, 2015</b>	<b>June 30, 2016</b>	<b>June 30, 2017</b>	<b>June 30, 2018</b>

**Notes to Schedule:**

**Changes in assumptions:** In 2015, the discount rate was changed from 7.50% to 7.65%. In 2017, the discount rate was changed from 7.65% to 7.15%. In 2018, the demographic assumptions, and inflation rate changed from 2.75% to 2.5%.

\* Fiscal year 2014/15 was the first year of implementation, therefore only four years are shown.

**Schedule of Contributions –  
Miscellaneous Plan – Last 10 Years \***

	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Actuarially determined contributions	\$2,039,415	\$2,424,596	\$2,672,952	\$2,688,342
Contributions in relation to the actuarially determined contribution	(2,039,415)	(2,424,596)	(2,672,952)	(2,688,342)
Contribution deficiency (excess)	-	-	-	-
Covered payroll	\$7,025,581	\$7,818,112	\$8,280,014	\$8,467,344
Contributions as a percentage of covered payroll	29.03%	31.01%	32.28%	31.75%

\* Fiscal year 2014/15 was the first year of implementation, therefore only four years are shown.

## Safety Plan

Total contributions made by the City to the Safety Plan during fiscal year 2017/18 were \$2,762,331. For the year ended September 30, 2018, the City recognized pension expense of \$4,825,005.

The following table sets forth the schedule of funding for the Safety Plan.

### Schedule of the City's Proportionate Share of the Net Pension Liability – Safety Cost Sharing Plan – Last 10 Years \*

	2015	2016	2017	2018
City's proportion of the net pension liability	0.3640%	0.3761%	0.3764%	0.3935%
City's proportionate share of the net pension liability	\$24,987,173	\$32,546,803	\$37,323,632	\$37,917,732
City's covered payroll	\$6,149,004	\$6,144,036	\$6,460,385	\$6,572,142
City's proportionate share of the net pension liability as a percentage of covered payroll	406.36%	529.73%	577.73%	576.95%
Plan fiduciary net position as a percentage of the total pension liability	78.40%	74.06%	73.31%	75.26%
Measurement Date	June 30, 2015	June 30, 2016	June 30, 2017	June 30, 2018

#### Notes to Schedule:

**Changes in assumptions:** In 2015, the discount rate was changed from 7.50% to 7.65%. In 2017, the discount rate was changed from 7.65% to 7.15%. In 2018, the demographic assumptions, and inflation rate changed from 2.75% to 2.5%.

\* Fiscal year 2014/15 was the first year of implementation, therefore only four years are shown.

### Schedule of Contributions – Miscellaneous Plan – Last 10 Years \*

	2015	2016	2017	2018
Actuarially determined contributions	\$1,692,799	\$1,978,077	\$2,405,473	\$2,762,331
Contributions in relation to the actuarially determined contribution	(13,140,470)	(1,978,077)	(2,405,473)	(2,762,331)
Contribution deficiency (excess)	(\$11,447,671)	-	-	-
Covered payroll	\$6,110,069	\$6,170,675	\$6,308,623	\$6,615,298
Contributions as a percentage of covered payroll	(215.06%)	(32.06%)	(38.13%)	(41.76%)

\* Fiscal year 2014/15 was the first year of implementation, therefore only four years are shown.

**F. CITY EMPLOYEES**

As of September 30, 2018, the City employed approximately 196 full-time equivalent budgeted employees. There are six employee bargaining unions as shown below. In addition, the City employs approximately 15 management employees who are not represented by a union or other collective bargaining agent. The City has not experienced any work stoppages or strikes by its employees.

<b>Labor Organization</b>	<b>Employees</b>	<b>Contract Expiration Date</b>
Police Employee Unit	22	September, 2018
Police Officers Association	29	September, 2018
Police Supervisors Committee	13	September, 2018
Admin & Confidential Employees	17	September, 2018
Stationary Engineers, Local 39	66	September, 2018
Firemen's Association	27	September, 2018

**G. TEETER PLAN**

The County assesses properties and bills, collects, and distributes property taxes to the City. The City participates in the County “Teeter Plan” method of property tax distribution. Under the Teeter Plan, the County remits the entire amount levied and handles all delinquencies, retaining interest and penalties. Secured and unsecured property taxes are levied on January 1 of the preceding fiscal year.

Secured property tax is due in two installments, on November 1 and March 1, and becomes a lien on those dates. It becomes delinquent on December 10 and April 10, respectively. Unsecured property tax is due on July 1 and becomes delinquent on August 31.

The term “unsecured” refers to taxes on personal property other than real estate, land and buildings. These taxes are secured by liens on the property being taxed. Property tax revenues are recognized by the City in the fiscal year they are assessed, provided they become available as defined above.

## **VI. OCCURRENCE OF LISTED EVENTS**

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The Continuing Disclosure Covenants outline the Occurrence of Listed Events that must be reported in not more than ten (10) business days after the occurrence of the event, ***irrespective of any determination as to whether such event may or may not be deemed material.*** The City has no knowledge that any of the events listed below have occurred that have not been previously reported during the fiscal year ended September 30, 2018.

1. Principal and interest payment delinquencies on the Certificates.
2. Unscheduled draws on debt service reserves reflecting financial difficulties.
3. Unscheduled draws on credit enhancements reflecting financial difficulties.
4. Substitution of credit or liquidity providers, or their failure to perform.
5. Adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Certificates.
6. Defeasances.
7. Tender offers.
8. Bankruptcy, insolvency, receivership or similar proceedings pertaining to the City.
9. Ratings changes.

The Continuing Disclosure Covenants outline the Occurrence of Listed Events that must be reported in not more than ten (10) business days after the occurrence of the event, ***if deemed material.*** The City has no knowledge that any of the events listed below have occurred that have not been previously reported during the fiscal year ended September 30, 2018.

10. Mergers, consolidations, acquisitions, the sale of all or substantially all of the assets of the City or the dissolution of the City.
11. Appointment of a successor or additional Trustee or the change of the name of the Trustee or any successor or additional Trustee.
12. Non-payment related defaults.
13. Modifications to the rights of Holders.
14. Optional, contingent or unscheduled certificate calls, prepayment or redemptions other than defeasances.
15. Release, substitution or sale of property securing repayment of the Certificates.