

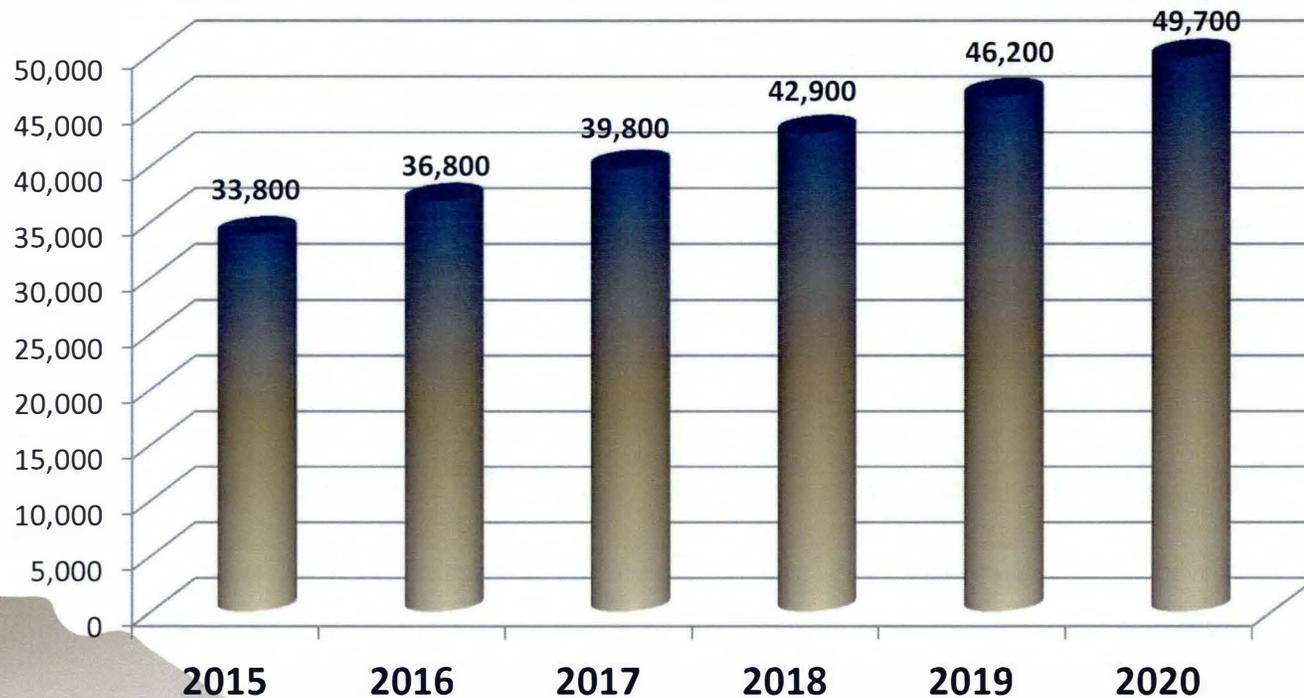
ENERGY DEVELOPMENT AND TRANSMISSION COMMITTEE

**City of Williston – City Finances
September 2, 2015**

- **Development and Growth Projections**
- **Forecasting Future Needs:**
 - **Staffing Growth**
 - **Fleet Growth**
 - **Capital Improvements**
- **Overview of Current and Projected Debt Levels**
- **Major Revenue Source Projections and Uses**
- **City Fund Gap Analysis – Draft 2015 Update**

DEVELOPMENT AND GROWTH PROJECTIONS

ANNUAL POPULATION PROJECTIONS:

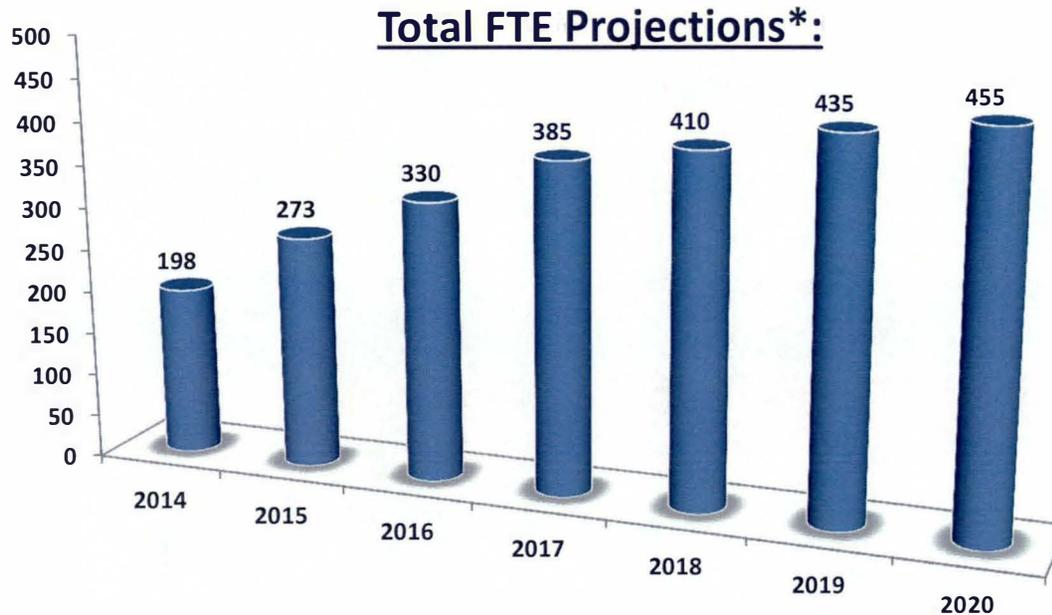


Key Population Projection Components:

Known Development Size | Development Type | Phasing and Timing | Rate of Occupancy | Housing Density

FUTURE STAFFING LEVELS

STAFFING OUTLAY



**2020 Staffing Needs:
~ 180 Additional FTE**

Projected Incremental Cost for New FTE's:

2016	2017	2018	2019	2020
\$4.5M	\$9.0M	\$11.1M	\$13.9M	\$15.5M

**Staffing Projections Based on Benchmarking Analysis
West Fargo, ND | Gillette, WY | Bozeman, MT | Minot, ND |
Grand Forks, ND | Great Falls, MT | Bismarck, ND*

FUTURE FLEET LEVELS

FLEET CIP SUMMARY

Summary Fleet Projections	2016	2017	2018	2019	2020
Total Annual Fleet Projections (\$)	\$5.6M	\$4.7M	\$6.1M	\$3.8M	\$5.0M
Total Annual Fleet Projections (Count)	160	170	185	200	210

2016-2020 Fleet Needs = \$25.2M

CAPITAL IMPROVEMENTS FUNDING

	CATEGORY	Year (Estimated Costs in Millions)		
		Total 2016-2020 Project Cost	Less Preliminarily Assigned Funding Sources	Remaining
1. Sales Tax Bond/Revenue for Public Safety Facilities				
2. State Water Commission Funding on applicable Water Main Projects	Transportation	\$476.80	(\$295.74) ^{3,4,5}	\$181.06
	Wastewater	\$73.83	(\$68.32) ³	\$5.51
	Water	\$58.77	(\$35.62) ^{2,3}	\$23.14
3. Special Assessments on applicable Projects	Stormwater	\$18.75	(\$7.26) ³	\$11.49
	Solid Waste	\$2.66	-	\$2.66
4. State (SOI & Urban) Funding on applicable Transportation Projects	Airport	\$212.46	(\$79.58) ⁶	\$132.88
	Public Safety Facilities	\$12.50	(\$12.50) ¹	\$0
5. Projected Municipal Highway State Distribution Revenue	Other Facilities	\$68.78	-	\$68.78
6. FAA & NDAC Grant Funds	Totals	\$925M	(\$499M)	\$426M



OVERVIEW OF CURRENT AND PROJECTED DEBT

By 2017 - The City is projected to have in excess of **\$400M** in outstanding debt associated with the following :

\$100M

2013 Infrastructure Bond Issuance

\$125M

2014 SRF Loan for Wastewater Facility

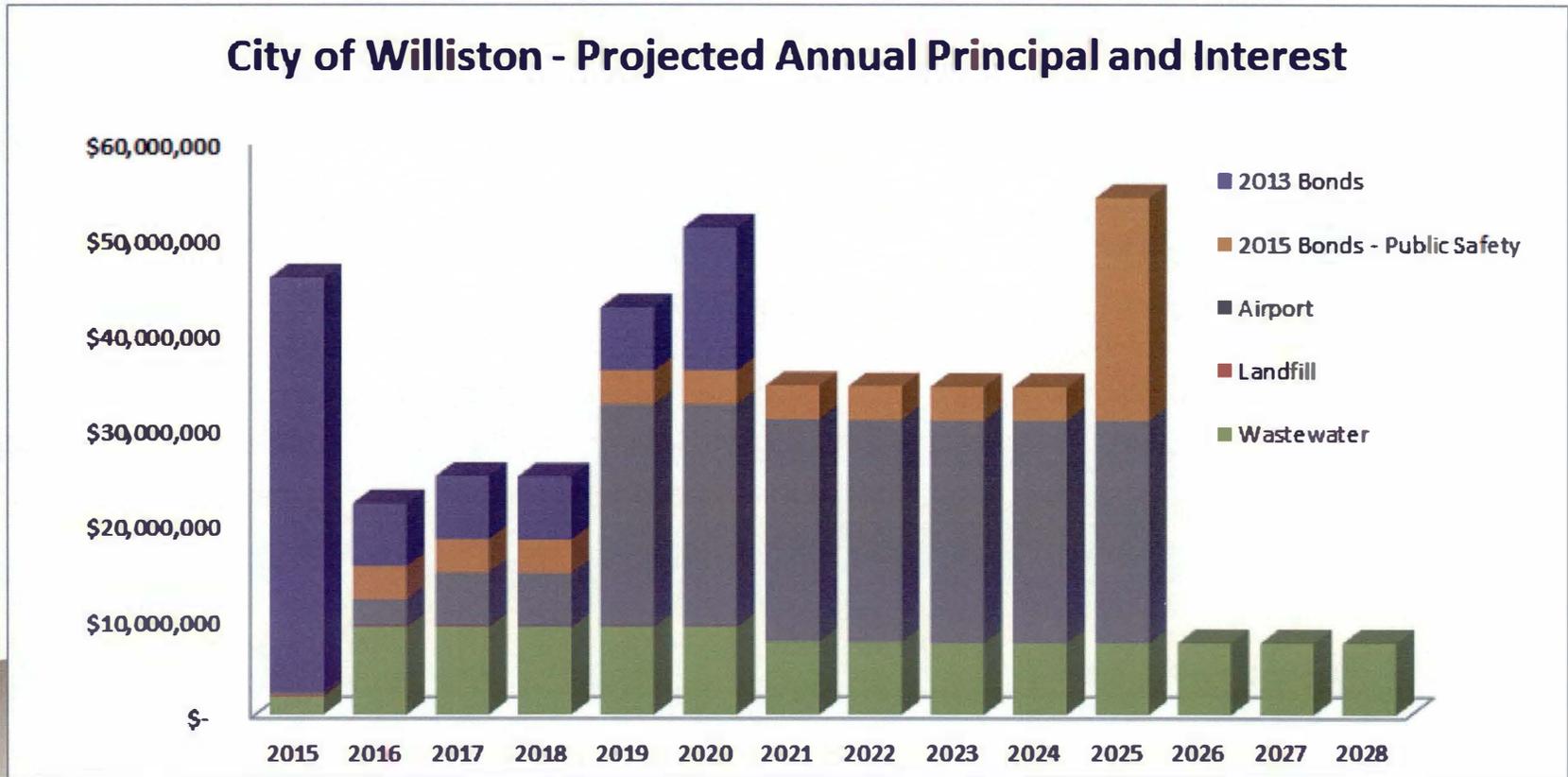
\$43M

2015 Public Safety Bonds

\$140M

2017 Airport Capital Gap Financing

CURRENT AND PROJECTED DEBT SCHEDULES



Note: Excludes Special Assessment bonds; Water Fund Debt Service (100% reimbursed by WAWSA)

MAJOR REVENUE SOURCES DEDICATED USES

Primary Uses of Projected Major Revenues

Property Tax	<ul style="list-style-type: none"> • Dedicated to significant increases in General Fund expenditures (i.e. staffing, fleet, etc.)
Sales Tax – Infrastructure	<ul style="list-style-type: none"> • Majority Dedicated to 2013 \$100M Bond Issuance • Remainder Portions Currently Unallocated • Sunsets 2020
Sales Tax - Public Safety	<ul style="list-style-type: none"> • Portions Dedicated to 2015 \$43M Public Safety Bond Issuances • Remainder Portions Dedicated to Increases in Public Safety Facilities, Staffing, Fleet Needs • Sunsets 2025
Utility Rate Revenues	<ul style="list-style-type: none"> • Increased Revenues Dedicated to Increased Operational Cost of Utilities
Gross Production Tax	<ul style="list-style-type: none"> • Portions Dedicated to 2013 \$100M Bond Issuance • Portions Dedicated to 2014 \$125M SRF Loan • Remainder Portions Unallocated at this time

MAJOR REVENUE SOURCES PROJECTIONS

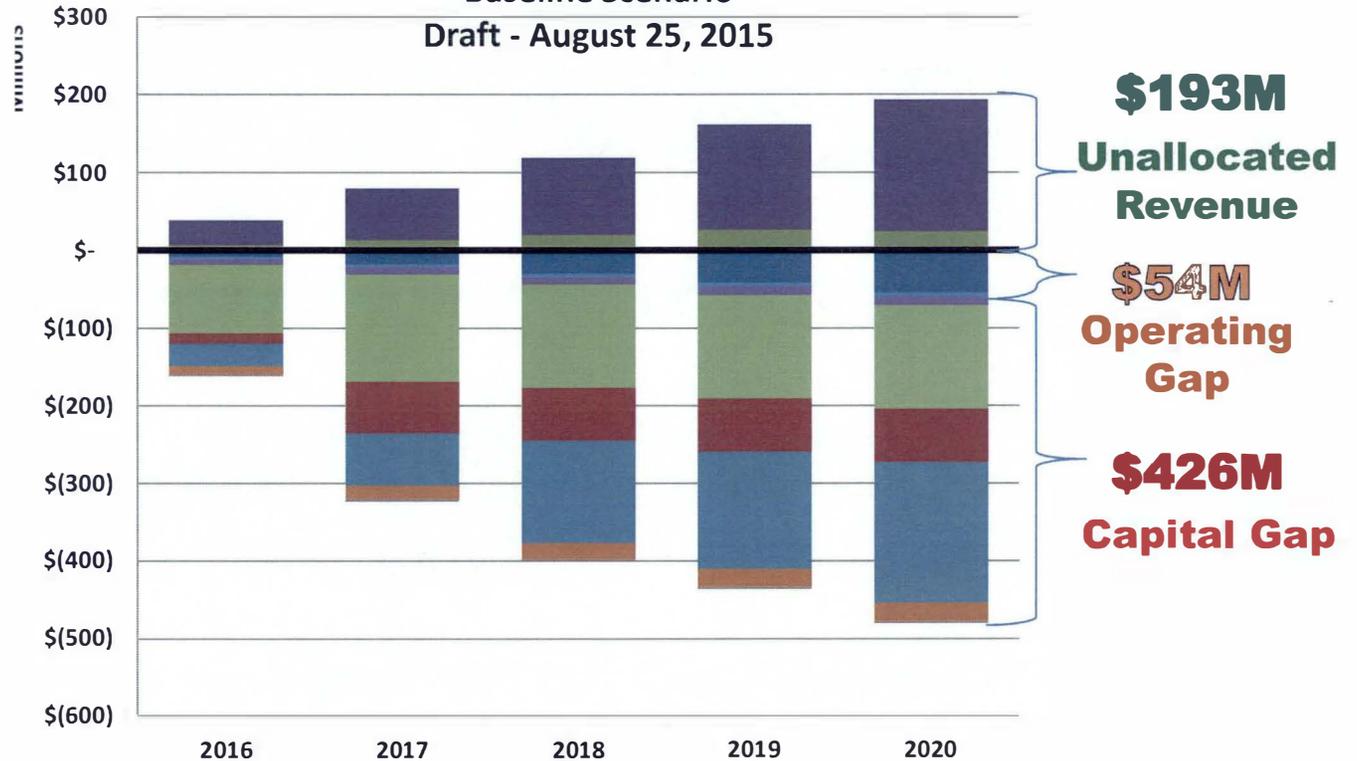
Projected Major Revenues (\$Millions)					
	2016	2017	2018	2019	2020
Property Tax ¹	\$4.3	\$5.4	\$6.4	\$7.5	\$9.8
Sales Tax – Infrastructure ²	\$14.0	\$14.0	\$14.0	\$14.0	\$14.0
Sales Tax - Public Safety ³	\$18.7	\$18.7	\$18.7	\$18.7	\$18.7
Utility Rate Revenues ⁴	\$11.4	\$12.5	\$13.5	\$14.6	\$15.6
Gross Production Tax ⁵	\$40.2	\$43.3	\$41.5	\$44.7	\$42.9

1. Current Projections Based on City growth projections and anticipated property tax increases
2. Based on Existing Revenue Generation – Budgeted at \$14M annually
3. Based on Estimated City-share for 5-year Average Taxable Sales
4. Water, Sewer, Garbage Revenues Based on Projected User Base Growth and Incorporation of Anticipated Rate Increases
5. Based on Most Recent State Forecast for 2015 to 2017 Biennium – Modest Growth Thereafter

CITY FUND GAP ANALYSIS

- Unallocated GPT Revenue
- Unallocated Sales Tax Revenue
- Cumulative Operating Gap
- Capital Gap - Sewer
- Capital Gap - Storm
- Capital Gap - Airport
- Capital Gap - General
- Capital Gap - Municipal Highway
- Capital Gap - Water
- Capital Gap - Landfill/Rec

City of Williston Funding Gap Analysis
Baseline Scenario
Draft - August 25, 2015



Total Net Gap: \$287M

Major Funds Analyzed in Detail:

General Fund | Highway | Ambulance | Airport | 911 Communications | Building | Water | Sewer | Refuse | Landfill | Sales Tax