

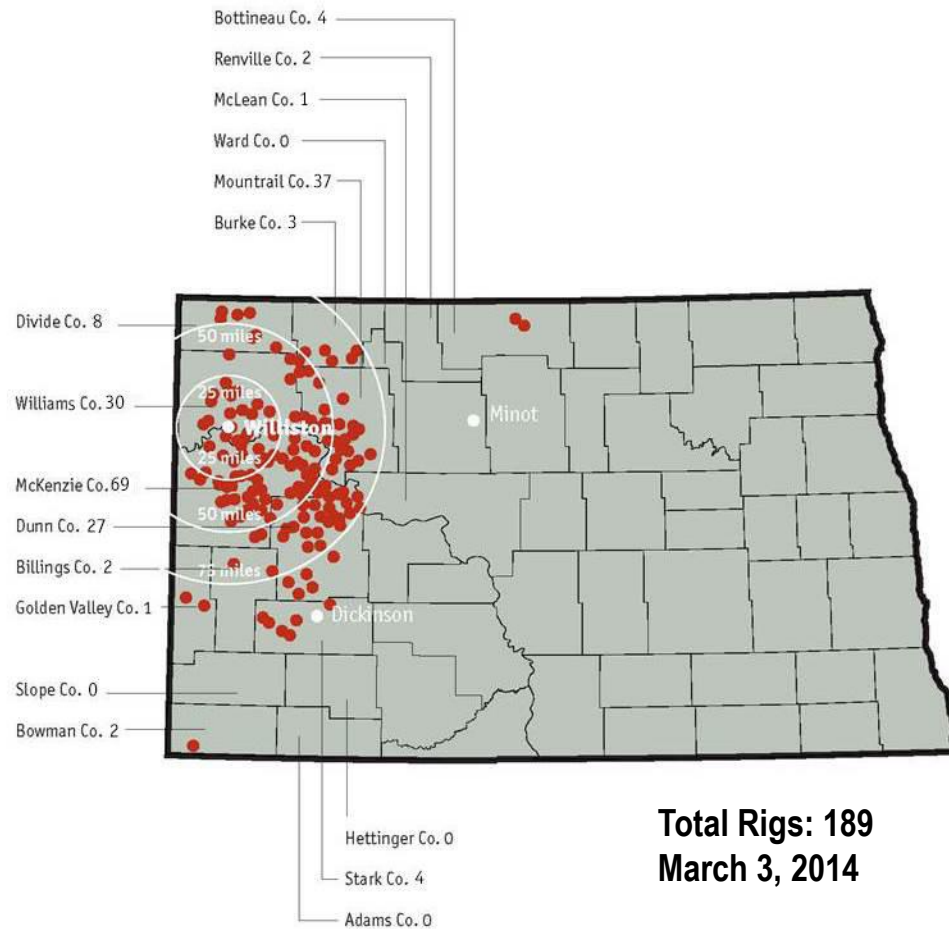
# Legislative Budget Section

## March 12, 2014



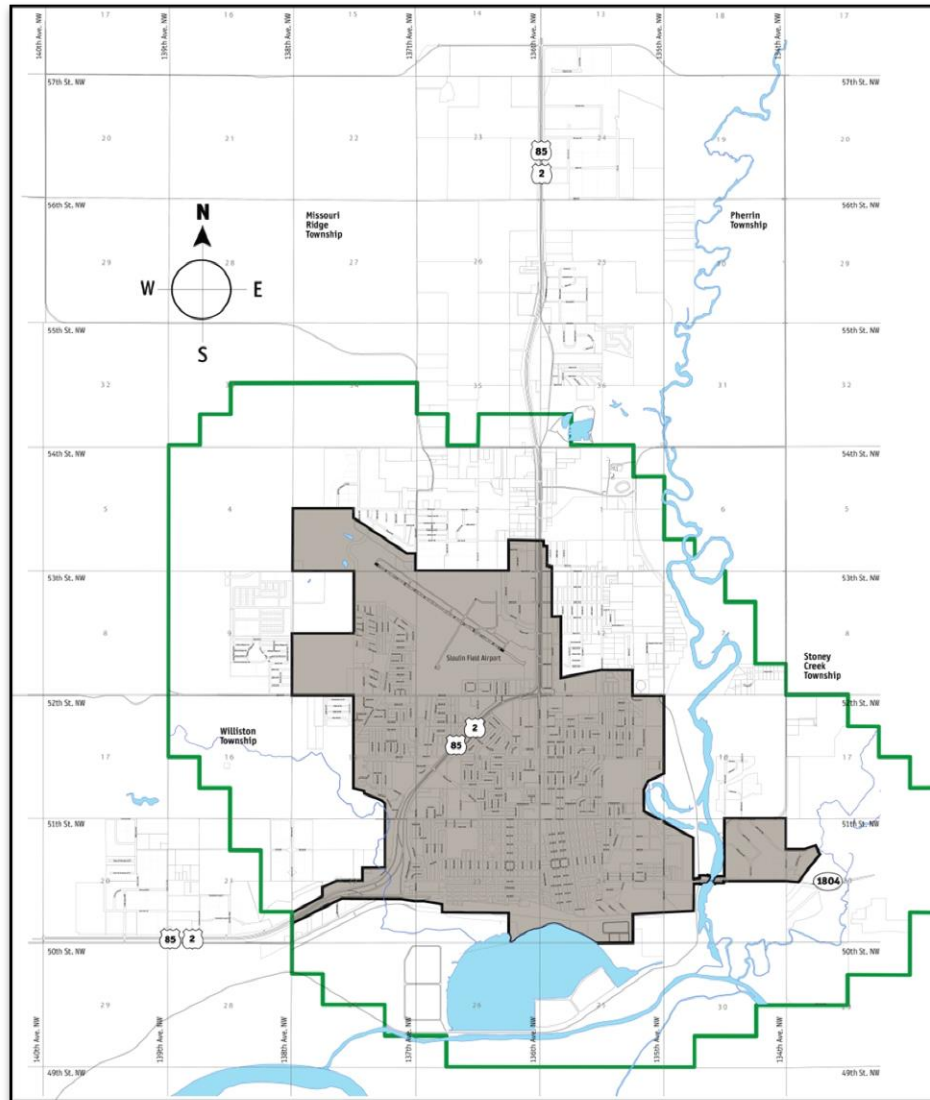
# The Center of the Activity

- 90% of the current rigs drilling are within a 75-mile radius of Williston



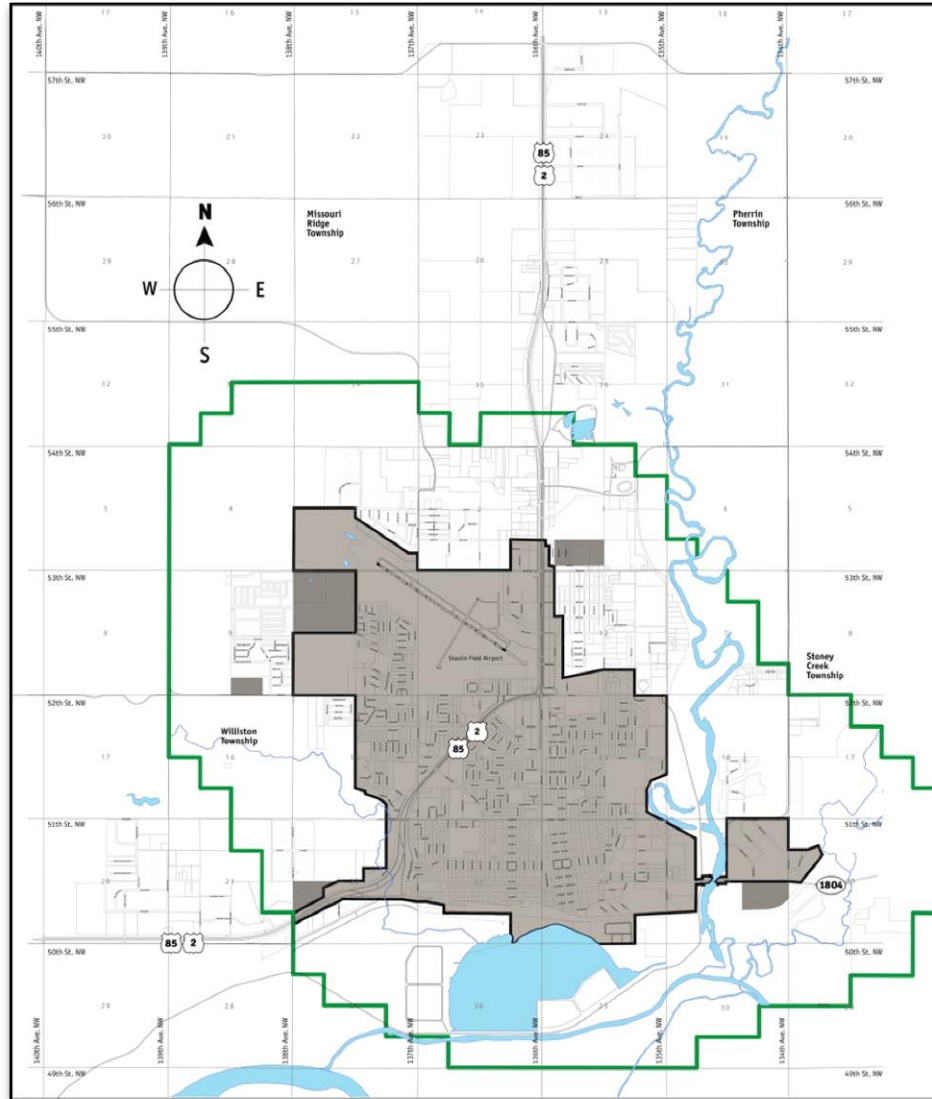
Source: ND Oil and Gas Commission

# City Growth Map



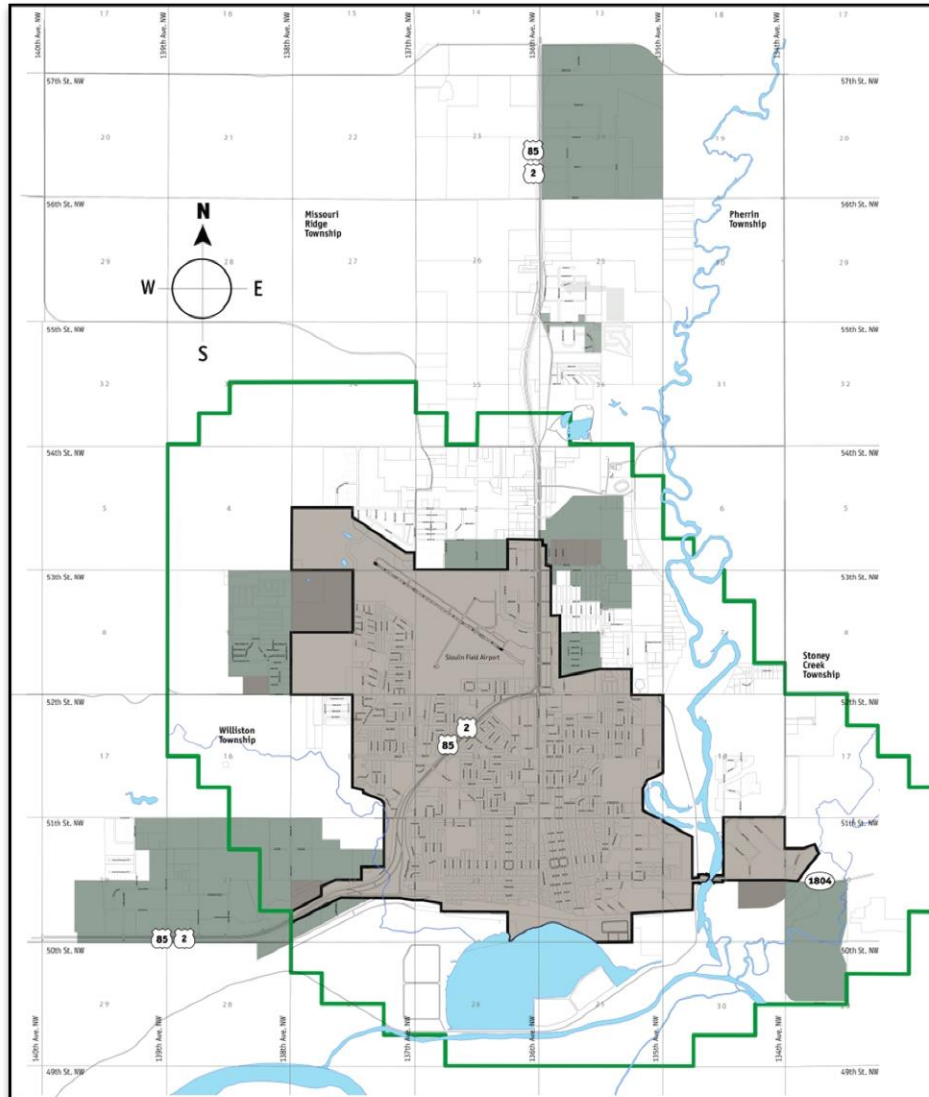
**2010- City Limits**  
**\*4,781 Acres**

# City Growth Map





# City Growth Map

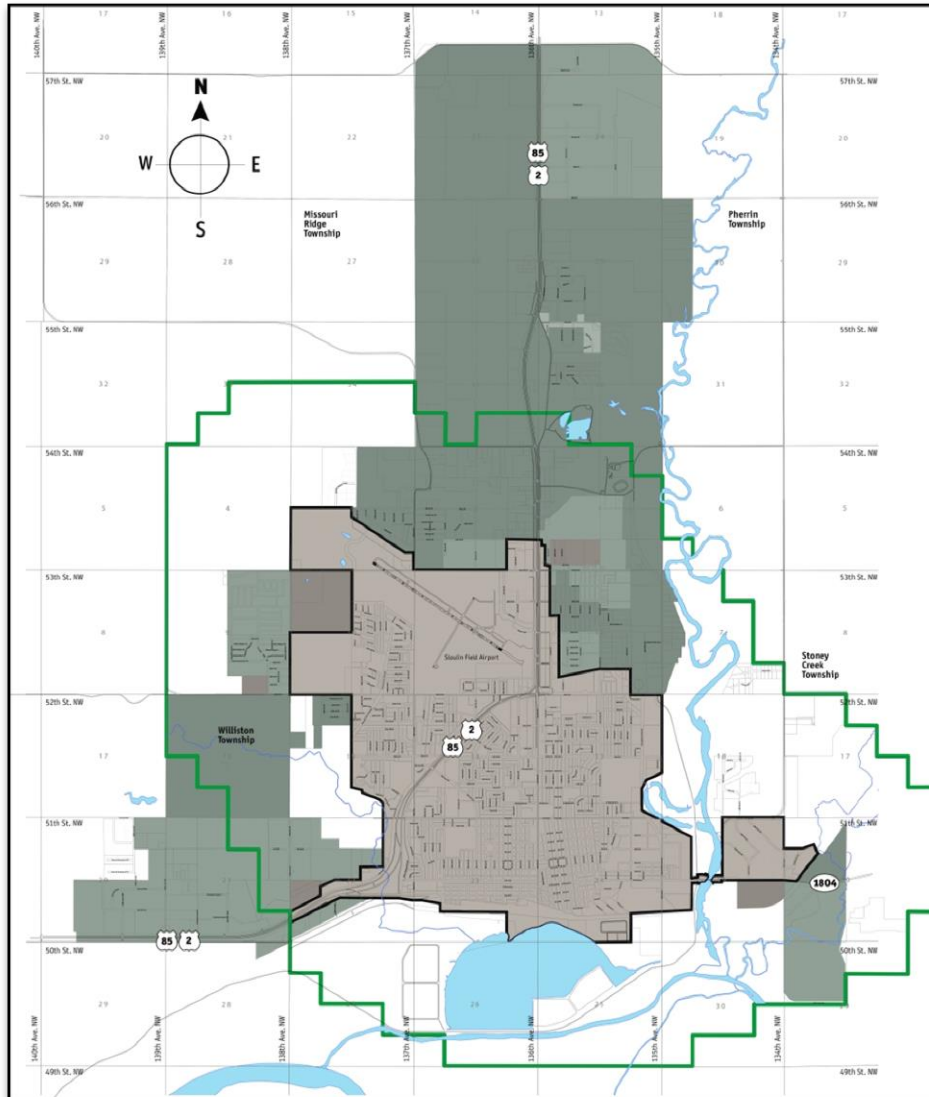


~~2010- City Limits~~  
~~\*4,781 Acres~~

~~2011- City Limits~~  
~~\*5,119 Acres~~

2012- City Limits  
\*8,106 Acres

# City Growth Map



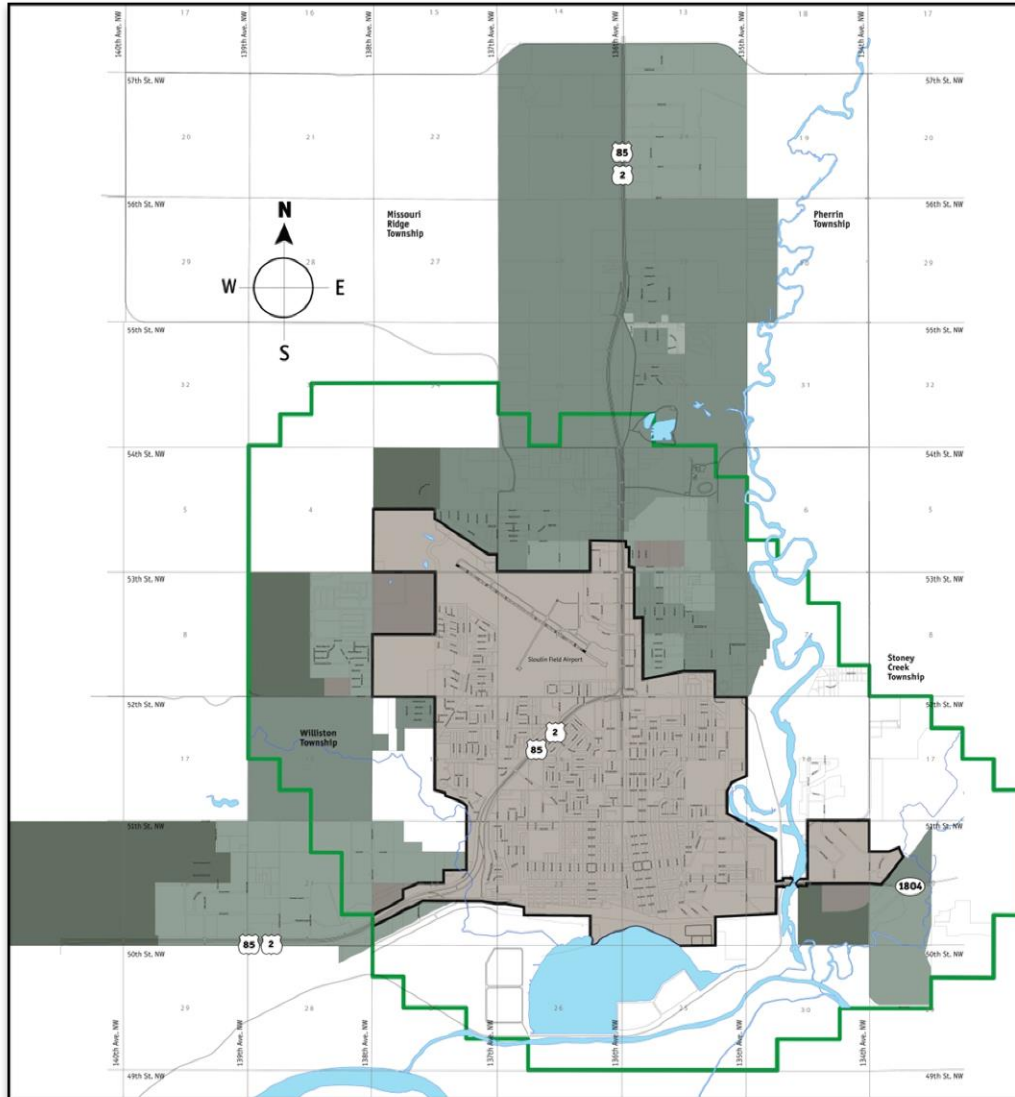
~~2010- City Limits~~  
~~\*4,781 Acres~~

~~2011- City Limits~~  
~~\*5,119 Acres~~

~~2012- City Limits~~  
~~\*8,106 Acres~~

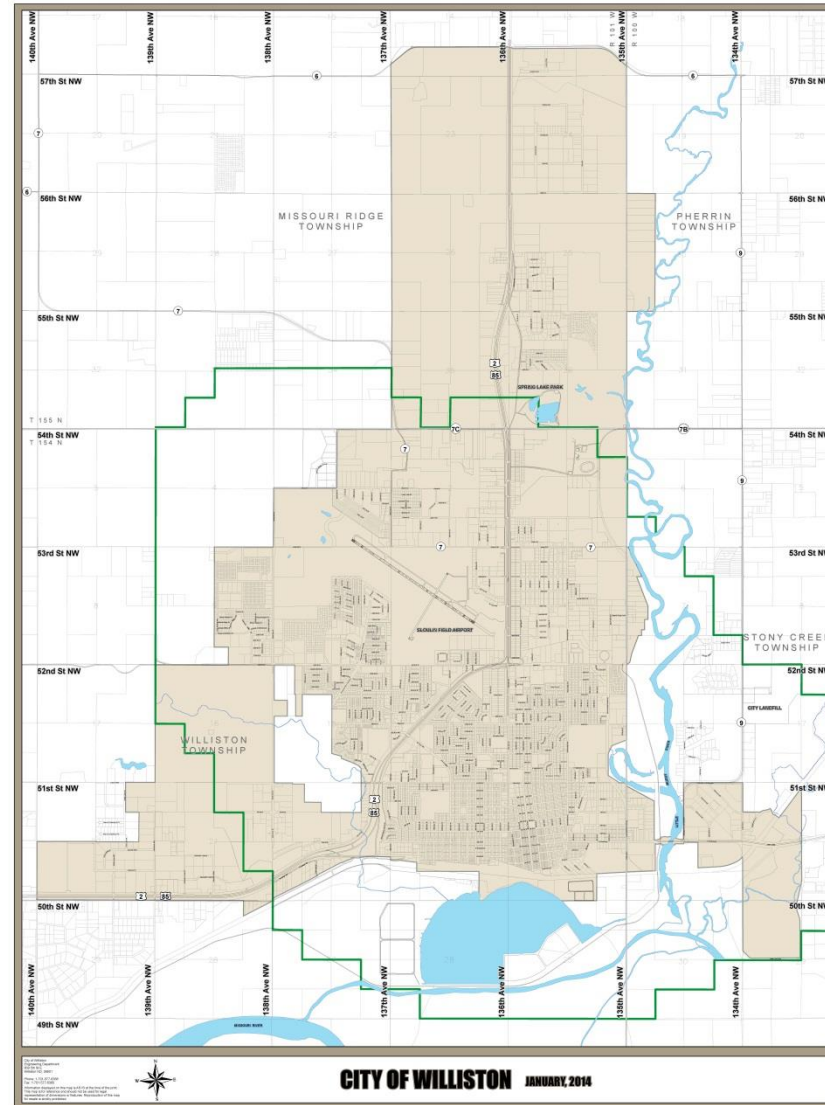
2013- City Limits  
\*13,856 Acres

# City Growth Map



**Future:  
In-Fill Considerations**

# City Annexation Map



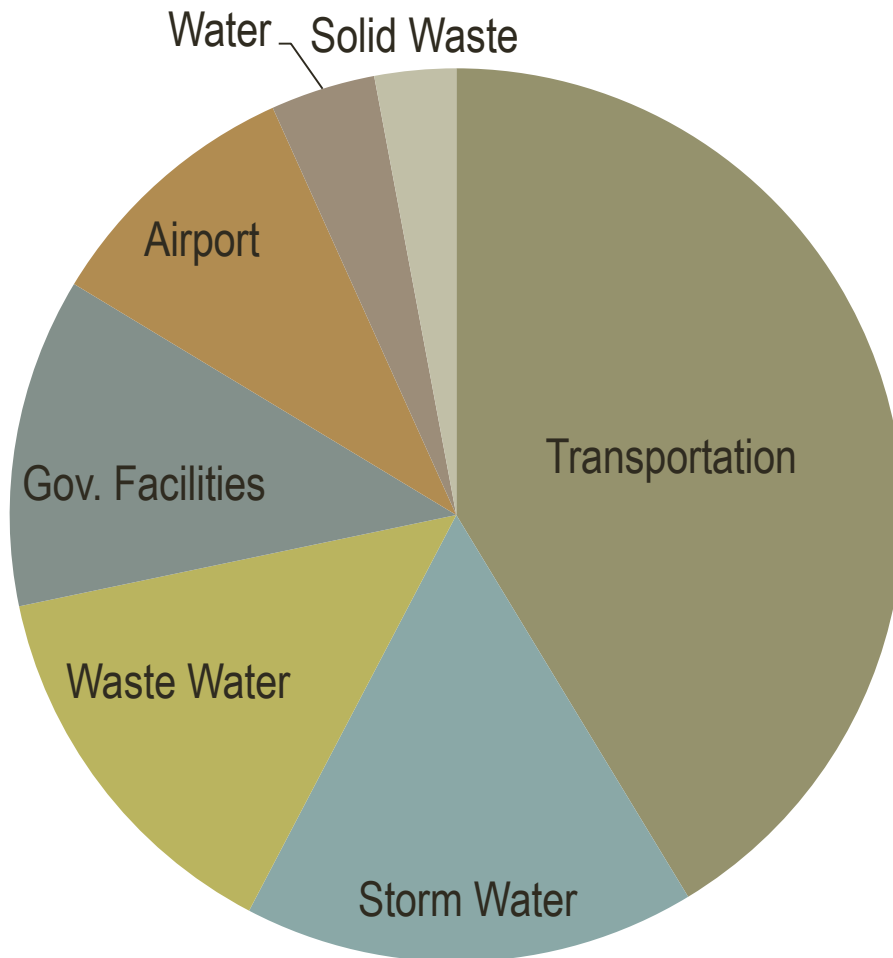


# Capital Improvement Plans As of 2012 Study

2010 Williston Improvements - \$185,250,000

2012 Williston Improvements - \$616,380,000

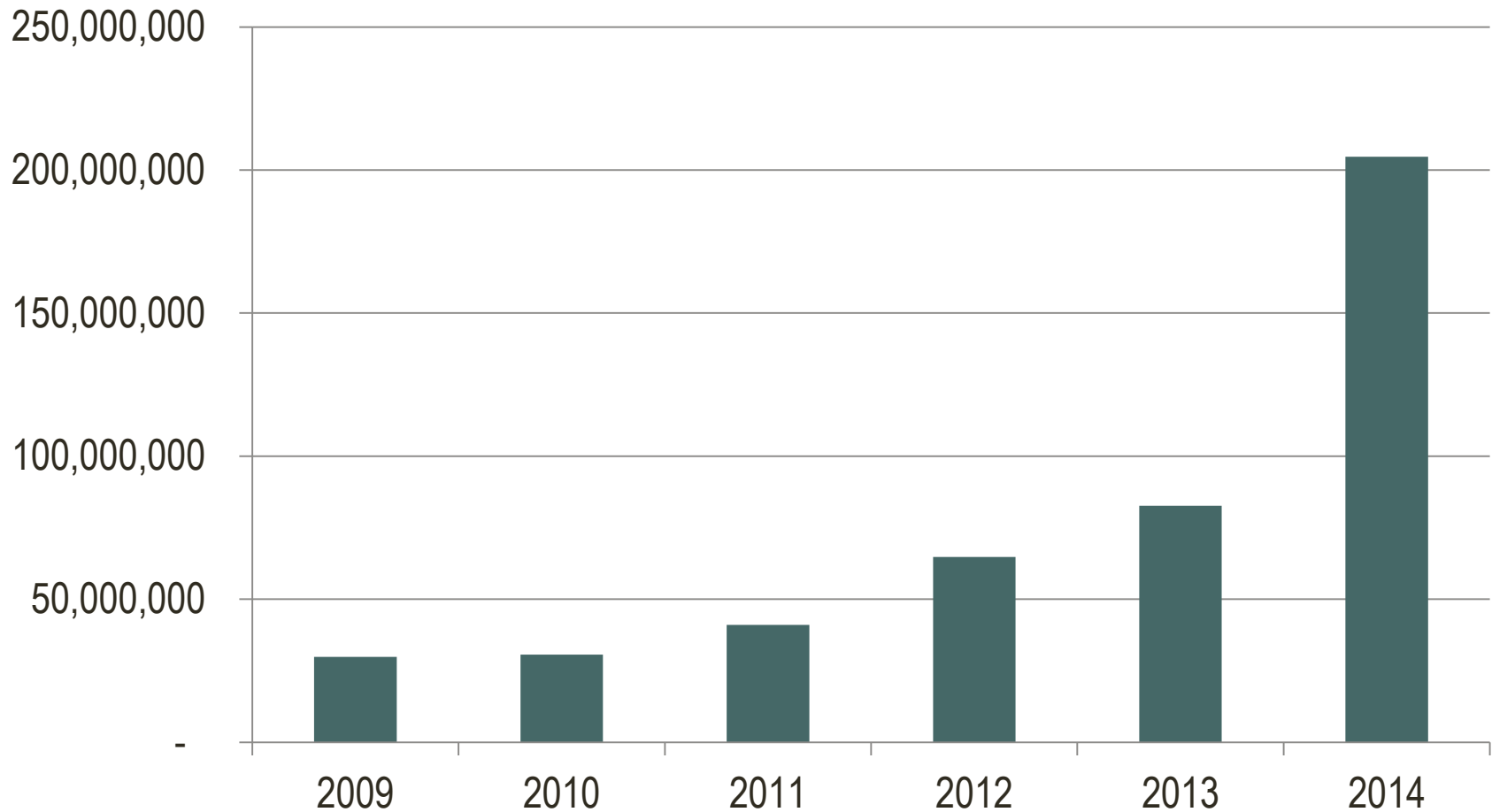
# \$625-Million In Identifiable Needs as of 2012



Transportation:	\$258,000,000.00
Storm Water:	\$102,200,000.00
Waster Water:	\$ 87,700,000.00
Gov. Facilities:	\$ 74,500,000.00
Airport::	\$ 60,000,000.00
Water:	\$ 23,700,000.00
Solid Waste:	\$18,400,000.00

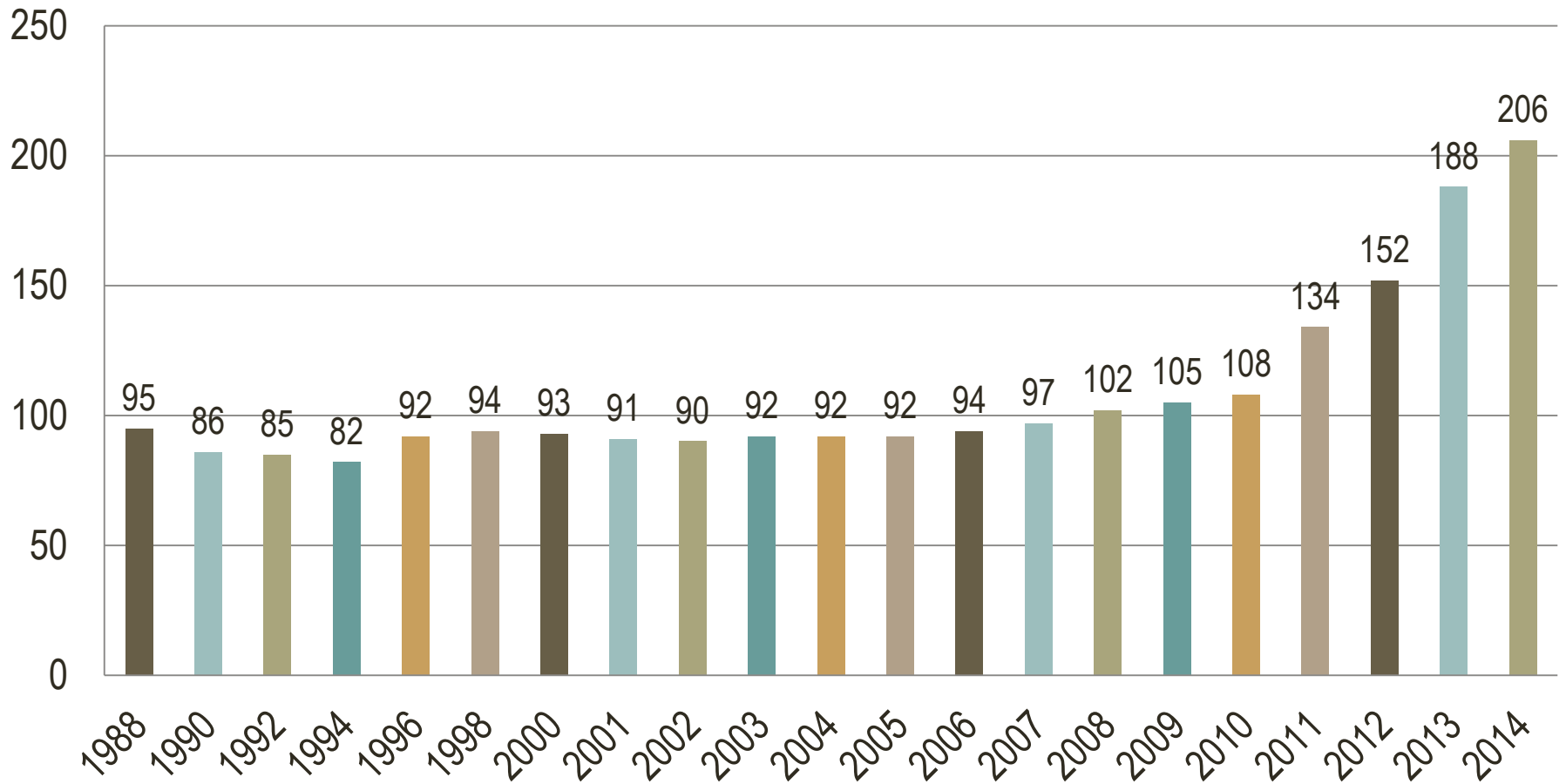
# Total Budget by Year

## City of Williston

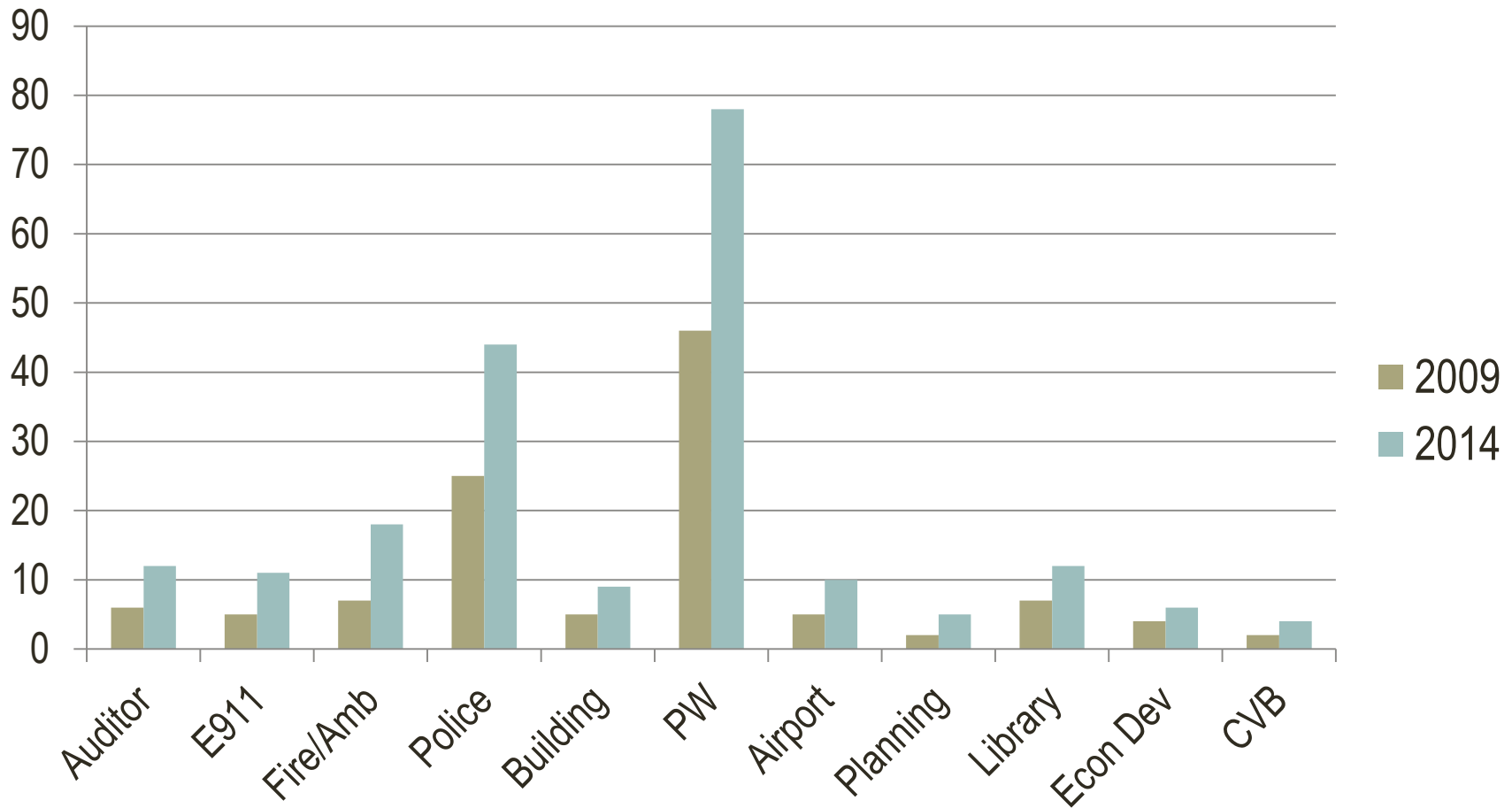


# Total Employees by Year

## City of Williston



# Employees Per Department City of Williston





# Apartment Investment for Employee Retention

## Bakken 2-10 (2011)

\$300,000

2014

27 – 1 bedroom - \$1230 \$1280

50 – 2 bedroom - \$1410 \$1460

4 – 3 bedroom - \$1590 \$1640

## Dakota Roseland 7 (2013)

\$675,000 - 30 Units:

7 - 1 bedroom - \$1900

17 - 2 bedroom - \$2150

6 - 3 bedroom - \$2750

## Dakota Roseland 2 (2012)

\$750,000

4 – 1 bedroom - \$1900

3 – 2 bedroom - \$2150

2 – 3 bedroom - \$2750

## Williston State College (2012)

2 – 1 bedroom - \$1200

2 – 2 bedroom - \$1300

1 – 3 bedroom - \$1600

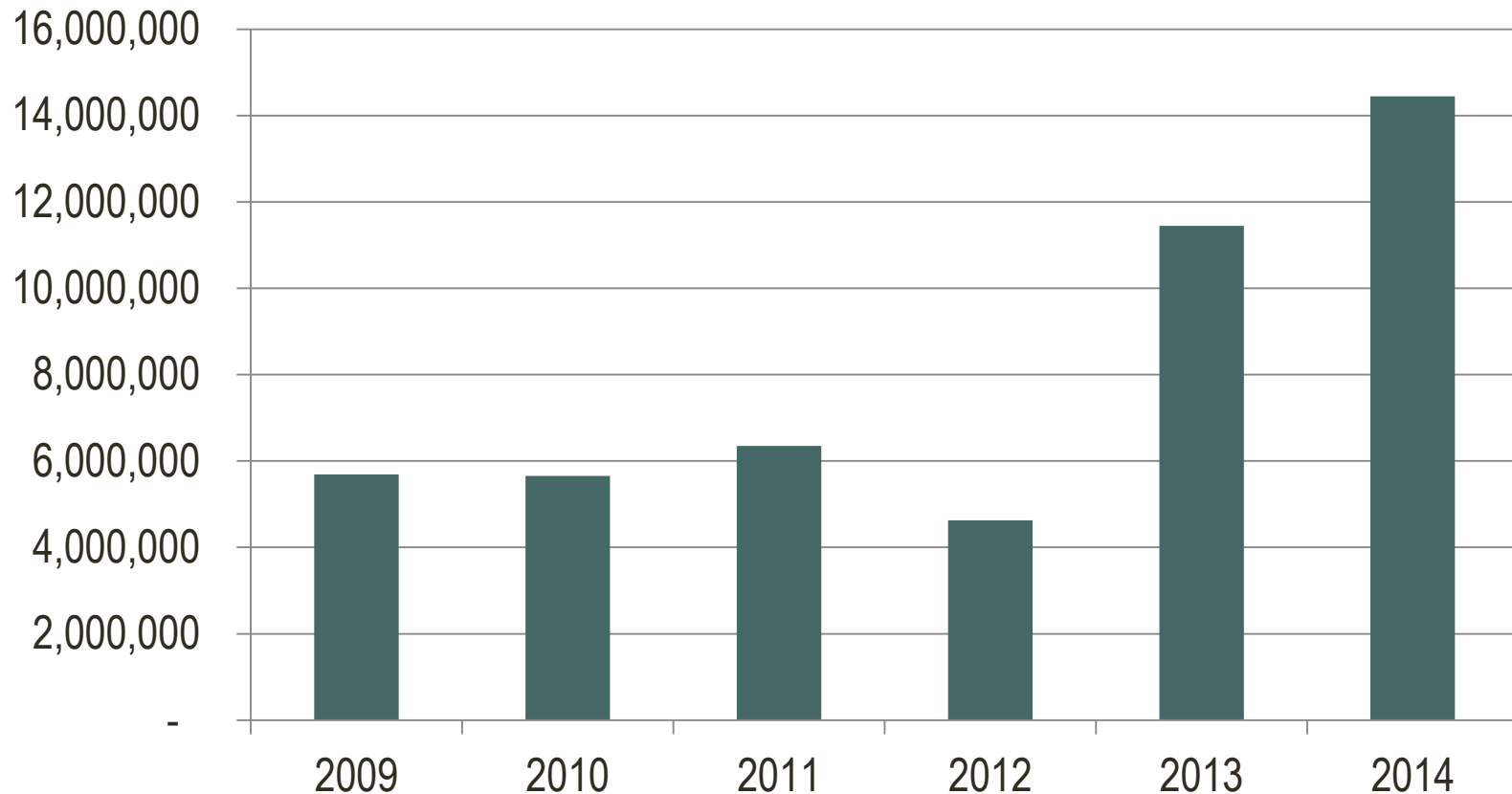
**Total Units - 126**

# Employee Retention

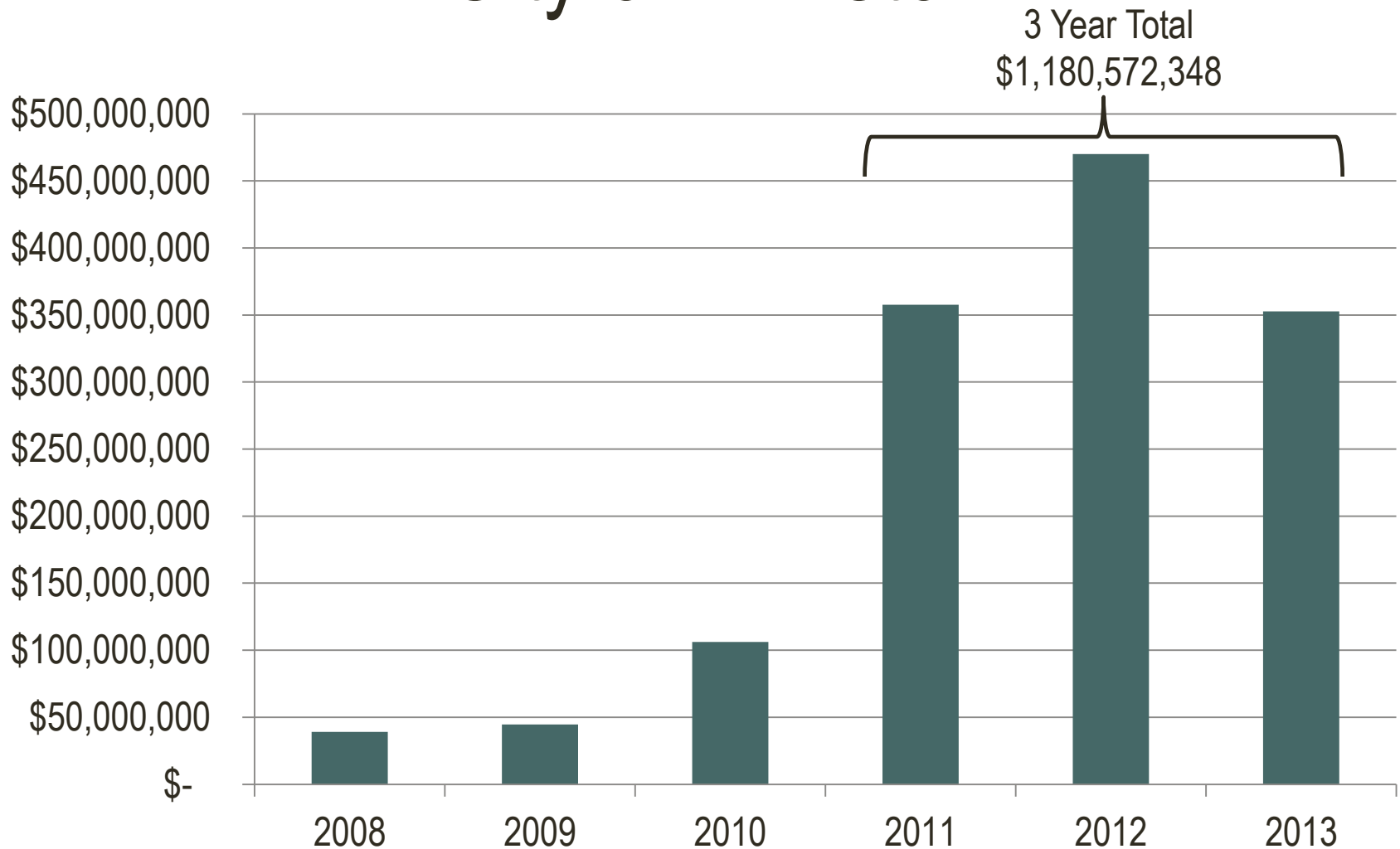
	City Cost Apartment	Retention Bonus	Total
<b>12/31/2011</b>	\$8,947.65		\$8,947.65
<b>12/31/2012</b>	\$298,549.92	\$344,898.14	\$643,448.06
<b>11/4/2013</b>	\$556,682.19	\$413,880.00	\$970,562.19

# Payroll Budget by Year

## City of Williston



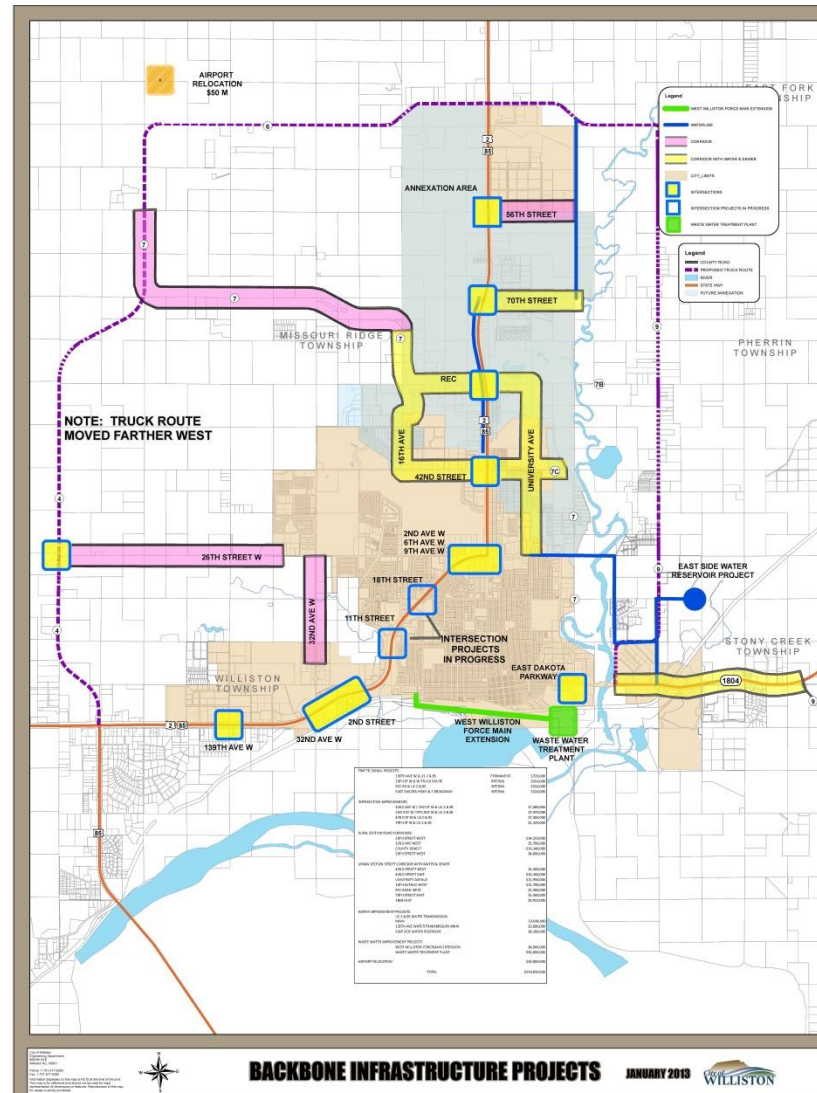
# Total Building Permit Valuations City of Williston



# **2013 – 2014 Current Projects**



# Backbone Infrastructure Projects



# SOIA Projects

Project Title	Total Project Cost
11 <sup>th</sup> Street Phase I	\$9,500,000
11 <sup>th</sup> Street Phase II	\$8,750,000
18 <sup>th</sup> Street/Bison Drive Grade Separation	\$12,000,000
	<b>\$30,250,000</b>

Project Total

**\$30,250,000**

# Urban Aid Projects

Project Title	Total Project Cost
Pheasant Run Parkway	\$3,000,000
Main Street Reconstruction	\$8,6000,000
	<b>\$11,600,000</b>

Project Total

**\$11,600,000**

# City Assisted Assessment Projects

Project Title	Total Project Cost
42 <sup>nd</sup> Street West & 16 <sup>th</sup> Avenue West	\$12,000,000
42 <sup>nd</sup> Street East & University Avenue	\$17,518,000
University Avenue - 26 <sup>th</sup> to 34 <sup>th</sup> Street	\$6,000,000
23 <sup>rd</sup> Street Water & Sewer Extension	\$500,000
Down Town Street Reconstruction	\$5,550,000
13 <sup>th</sup> Avenue Water & Sewer Extension	\$500,000
2013 Street Rehabilitation	\$1,650,000
2014 Street Rehabilitation Projects	\$2,500,000
	<b>\$46,218,000</b>

**Project Total**

**\$46,218,000**

# City Road Projects

Project Title	Total Project Cost
32 <sup>nd</sup> Avenue West	\$6,000,000
70 <sup>th</sup> Street	\$2,600,000
Chandler Boulevard Traffic Signals	\$350,000
	<b>\$8,950,000</b>

Project Total

**\$8,950,000**



# Water & Sewer Projects

Project Title	Total Project Cost
US 2 & 85 North Water and Sewer Extension	\$4,500,000
West Williston Force Main Extension	\$4,000,000
2013 Water and Sewer Replacement	\$3,125,000
2014 Water and Sewer Replacement	\$1,000,000
	<b>\$12,625,000</b>

**Project Total**

**\$12,625,000**

# Williston Development Center

Project Title	Total Project Cost
Building / Planning / Engineering Departments	\$8,000,000

Project Total

\$8,000,000

# East Industrial Park Sewer Improvement

Project Title	Total Project Cost
East Main Extension	\$7,700,000

Project Total

\$7,700,000

# Hagan Slingsby Storm Sewer

Project Title	Total Project Cost
NW Growth Drainage	\$2,350,000

Project Total

\$2,350,000

# West Williston Drainage Improvements

Project Title	Total Project Cost
Sand Creek / Bell Growth Area Drainage	\$6,400,000

Project Total

\$6,400,000



# Waste Water Treatment Plant

Project Title	Total Project Cost
Initial Construction – New Mechanical Plant	\$28,000,000

Project Total

\$28,000,000

# Landfill Expansion

Project Title	Total Project Cost
New Landfill Cell Construction	<b>\$500,000</b>

Project Total

**\$500,000**

# Airport Relocation

Project Title	Total Project Cost
New Airport Planning and Land Acquisition	\$50,000,000

Project Total

\$50,000,000

# Increased Operation Cost

Project Title	Total Project Cost
City Employee Housing Subsidies and New Employees	<b>\$5,000,000</b>

**Project Total**

**\$5,000,000**

# Weatherford Cost Share

Project Title	Total Project Cost
East Sewer Line Oversizing	<b>\$300,000</b>

Project Total

**\$300,000**

# Engineering Fees

Project Title	Total Project Cost
2013-2014 Engineering Consultant Fees	<b>\$8,000,000</b>

**Project Total**

**\$8,000,000**

# **2013 – 2014 Current Projects**

<b>Total</b>	<b>\$225,893,000</b>
--------------	----------------------

# **2013 – 2014 Special Assessments**

## **Districts in Place**



# 50<sup>th</sup> Street

	Water	Sewer	Street
Status	C	C	SC
Construction	\$188,661.00	\$111,554.00	\$842,350.00
Engineering	\$18,050.00	\$16,733.10	\$70,670.00
Contingencies	-	-	\$16,847.00
Const Admin	\$9,433.05	\$5,577.70	\$42,117.50
Total Project Cost	\$216,144.05	\$133,864.80	\$971,984.50
Private Assessment	\$148,193.98	\$68,504.89	\$739,802.33
Deferred Assessments	-	-	-
City Property Assessment	-	-	-
Project Costs paid by City	\$67,950.07	\$65,359.91	\$232,182.17
Total City Project Cost	\$67,950.07	\$65,359.91	\$232,182.17

**Total Project Cost**

**\$1,321,993.35**

**Private Assessment Total**

**\$956,501.20**

**Total City Project Cost**

**\$365,492.15**

# 23<sup>rd</sup> Street Water & Sewer

	Water	Sewer
Status	SC	SC
Construction	\$97,848.25	\$296,897.65
Engineering	\$18,800.00	\$56,400.00
Contingencies	-	\$5,000.00
Const Admin	\$4,892.41	\$14,844.88
Total Project Cost	\$121,540.66	\$393,743.37
Private Assessment	-	\$371,290.74
Deferred Assessments	-	\$22,452.63
City Property Assessment	-	-
Project Costs paid by City	\$121,540.66	-
Total City Project Cost	\$121,540.66	\$22,452.63

<b>Total Project Cost</b>	<b>\$515,284.03</b>
<b>Private Assessment Total</b>	<b>\$371,290.74</b>
<b>Total City Project Cost</b>	<b>\$143,993.29</b>

# 2013 Mill & Overlay

	Section I	Section II	Section III	Section IV	Section V
Status	C	C	C	C	UC
Construction	\$356,744.00	\$153,334.40	\$647,756.52	\$112,612.70	\$317,938.00
Engineering	\$44,697.00	\$18,618.00	\$44,807.00	\$11,866.00	\$36,296.00
Contingencies	-	-	-	-	\$15,896.90
Const Admin	\$17,837.20	\$7,666.72	\$30,364.27	\$5,630.64	\$15,896.90
Total Project Cost	\$419,278.20	\$179,619.12	\$722,927.79	\$130,109.34	\$386,027.80
Private Assessment	\$209,639.10	\$89,809.56	\$341,228.36	\$65,054.67	\$193,013.90
Deferred Assessments	-	-	-	-	-
City Property Assessment	-	-	-	-	-
Project Costs paid by City	\$209,639.10	\$89,809.56	\$381,699.43	\$65,054.67	\$193,013.90
Total City Project Cost	\$209,639.10	\$89,809.56	\$381,699.43	\$65,054.67	\$193,013.90

**Total Project Cost**

**\$1,837,962.24**

**Private Assessment Total**

**\$898,745.58**

**Total City Project Cost**

**\$939,216.66**

# 2013 Street Reconstruction

	Water	Sewer	Street
Status	SC	SC	UC
Construction	\$790,934.00	\$705,363.00	\$3,326,360.90
Engineering	\$93,520.00	\$87,675.00	\$403,305.00
Contingencies	\$79,093.40	\$70,536.30	\$332,636.09
Const Admin	\$39,546.70	\$35,268.15	\$166,318.05
Total Project Cost	\$1,003,094.10	\$898,842.45	\$4,228,620.04
Private Assessment	-	-	\$1,409,540.01
Deferred Assessments	-	-	-
City Property Assessment	-	-	-
Project Costs paid by City	\$1,003,094.10	\$898,842.45	\$2,819,080.02
Total City Project Cost	\$1,003,094.10	\$898,842.45	\$2,819,080.02

<b>Total Project Cost</b>	<b>\$6,130,556.58</b>
<b>Private Assessment Total</b>	<b>\$1,409,540.01</b>
<b>Total City Project Cost</b>	<b>\$4,721,016.57</b>

# 42<sup>nd</sup> Street & University Avenue

	Water	Sewer	Storm Sewer	Storm Sewer Outfall	Street
Status	UC	UC	UC	2014	UC
Construction	\$1,387,616.00	\$710,409.00	\$4,564,549.50	\$200,000.00	\$7,141,715.38
Engineering	-	-	-	-	-
Contingencies	\$69,380.80	\$71,040.90	\$456,454.95	\$20,000.00	\$357,085.77
Const Admin	\$277,523.20	\$142,081.80	\$912,909.90	\$40,000.00	\$1,428,343.08
Total Project Cost	\$1,734,520.00	\$923,531.70	\$5,933,914.35	\$260,000.00	\$8,927,144.23
Private Assessment	\$562,768.73	\$347,942.32	\$3,569,156.84	\$156,385.94	\$4,033,634.26
Deferred Assessments	\$659,810.13	-	\$688,670.27	\$30,174.73	\$923,608.10
City Property Assessment	-	-	-	-	-
Project Costs paid by City	\$511,941.14	\$575,589.38	\$1,676,087.25	\$73,439.33	\$3,969,901.86
Total City Project Cost	\$1,171,751.27	\$575,589.38	\$2,364,757.51	\$103,614.06	\$4,893,509.96

**Total Project Cost**

**\$17,779,110.27**

**Private Assessment Total**

**\$8,669,888.09**

**Total City Project Cost**

**\$9,109,222.18**

# Phase III Airport Ditch & Box Culvert

Status	UC
Construction	\$942,135.00
Engineering	-
Contingencies	\$94,213.50
Const Admin	\$188,427.00
Total Project Cost	\$1,224,775.50
Private Assessment	-
Deferred Assessments	-
City Property Assessment	-
Project Costs paid by City	\$1,224,775.50
Total City Project Cost	\$1,224,775.50

<b>Total Project Cost</b>	<b>\$1,224,775.50</b>
<b>Private Assessment Total</b>	<b>\$0</b>
<b>Total City Project Cost</b>	<b>\$1,224,775.50</b>

# 13<sup>th</sup> Ave W Water & Sewer

	Water	Sewer
Status	C	C
Construction	\$224,630.00	\$218,864.00
Engineering	\$21,000.00	\$21,000.00
Contingencies	-	-
Const Admin	\$11,231.50	\$10,943.20
Total Project Cost	\$256,861.50	\$250,807.20
Private Assessment	\$38,403.68	\$37,498.50
Deferred Assessments	\$218,457.82	\$213,308.70
City Property Assessment	-	-
Project Costs paid by City	-	-
Total City Project Cost	\$218,457.82	\$213,308.70

<b>Total Project Cost</b>	<b>\$507,668.70</b>
<b>Private Assessment Total</b>	<b>\$75,902.18</b>
<b>Total City Project Cost</b>	<b>\$431,766.52</b>

# 42<sup>nd</sup> St & 16<sup>th</sup> Ave W

	Water	Sewer	Storm Sewer	Street
Status	SC	UC	UC	UC
Construction	\$884,015.06	\$613,880.41	\$1,460,377.08	\$4,960,661.91
Engineering	-	-	-	-
Contingencies	\$44,200.75	\$30,694.02	\$73,018.85	\$248,033.10
Const Admin	\$176,803.01	\$122,776.08	\$292,075.42	\$992,132.38
Total Project Cost	\$1,105,018.83	\$767,350.51	\$1,825,471.35	\$6,200,827.39
Private Assessment	\$521,659.77	\$403,396.13	\$1,144,623.04	\$2,299,763.98
Deferred Assessments	-	-	-	-
City Property Assessment	\$493,539.05	\$233,234.38	\$583,359.05	\$3,352,110.78
Project Costs paid by City	\$89,820.00	\$130,720.00	\$97,489.26	\$548,952.64
Total City Project Cost	\$583,359.05	\$363,954.38	\$680,848.31	\$3,901,063.42

<b>Total Project Cost</b>	<b>\$9,898,668.07</b>
<b>Private Assessment Total</b>	<b>\$4,369,442.92</b>
<b>Total City Project Cost</b>	<b>\$5,529,225.15</b>



# University Avenue

	Section I	Section II	Section III	Sewer	Street
Status	UC	UC		UC	UC
Construction	\$296,666.80	\$843,665.66		\$243,375.00	\$1,955,188.00
Engineering	-	-	-	-	-
Contingencies	\$29,666.68	\$84,366.57		\$39,108.00	\$103,452.00
Const Admin	\$59,333.36	\$168,733.13		\$48,675.00	\$391,037.60
Total Project Cost	\$385,666.84	\$1,096,765.36		\$331,158.00	\$2,449,677.60
Private Assessment	\$385,666.84	\$618,340.43		\$154,498.01	\$1,268,491.81
Deferred Assessments	-	-	-	-	-
City Property Assessment	-	-	-	-	-
Project Costs paid by City	-	\$478,424.93		\$176,659.99	\$1,181,185.79
Total City Project Cost	-	\$478,424.93	-	\$176,659.99	\$1,181,185.79

<b>Total Project Cost</b>	<b>\$4,263,267.79</b>
<b>Private Assessment Total</b>	<b>\$2,426,997.09</b>
<b>Total City Project Cost</b>	<b>\$1,836,270.70</b>

# 2014 Street Lights

	Section I	Section II
Status	2014	2014
Construction	\$129,150.00	\$20,100.00
Engineering	-	-
Contingencies	\$20,020.00	\$3,380.00
Const Admin	\$25,830.00	\$4,020.00
Total Project Cost	\$175,000.00	\$27,500.00
Private Assessment	\$87,500.00	\$27,500.00
Deferred Assessments	-	-
City Property Assessment	-	-
Project Costs paid by City	\$87,500.00	-
Total City Project Cost	\$87,500.00	-

<b>Total Project Cost</b>	<b>\$202,500.00</b>
<b>Private Assessment Total</b>	<b>\$115,000.00</b>
<b>Total City Project Cost</b>	<b>\$87,500.00</b>

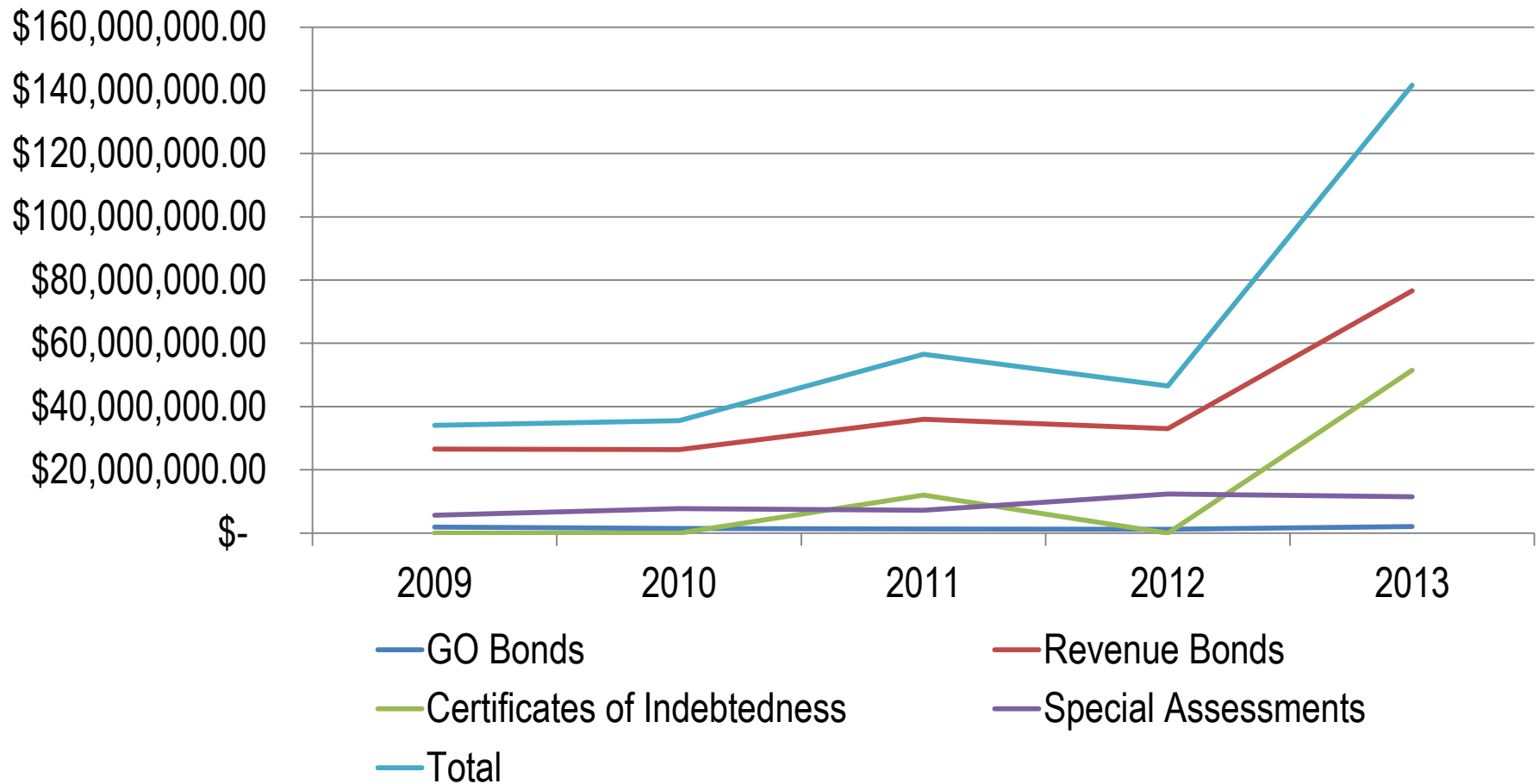
# **2013 – 2014 Special Assessment Districts in Place**

<b>Total Project Cost</b>	<b>\$43,681,786.56</b>
<b>Private Assessment Total</b>	<b>\$19,293,307.83</b>
<b>Total City Project Cost</b>	<b>\$24,388,478.73</b>

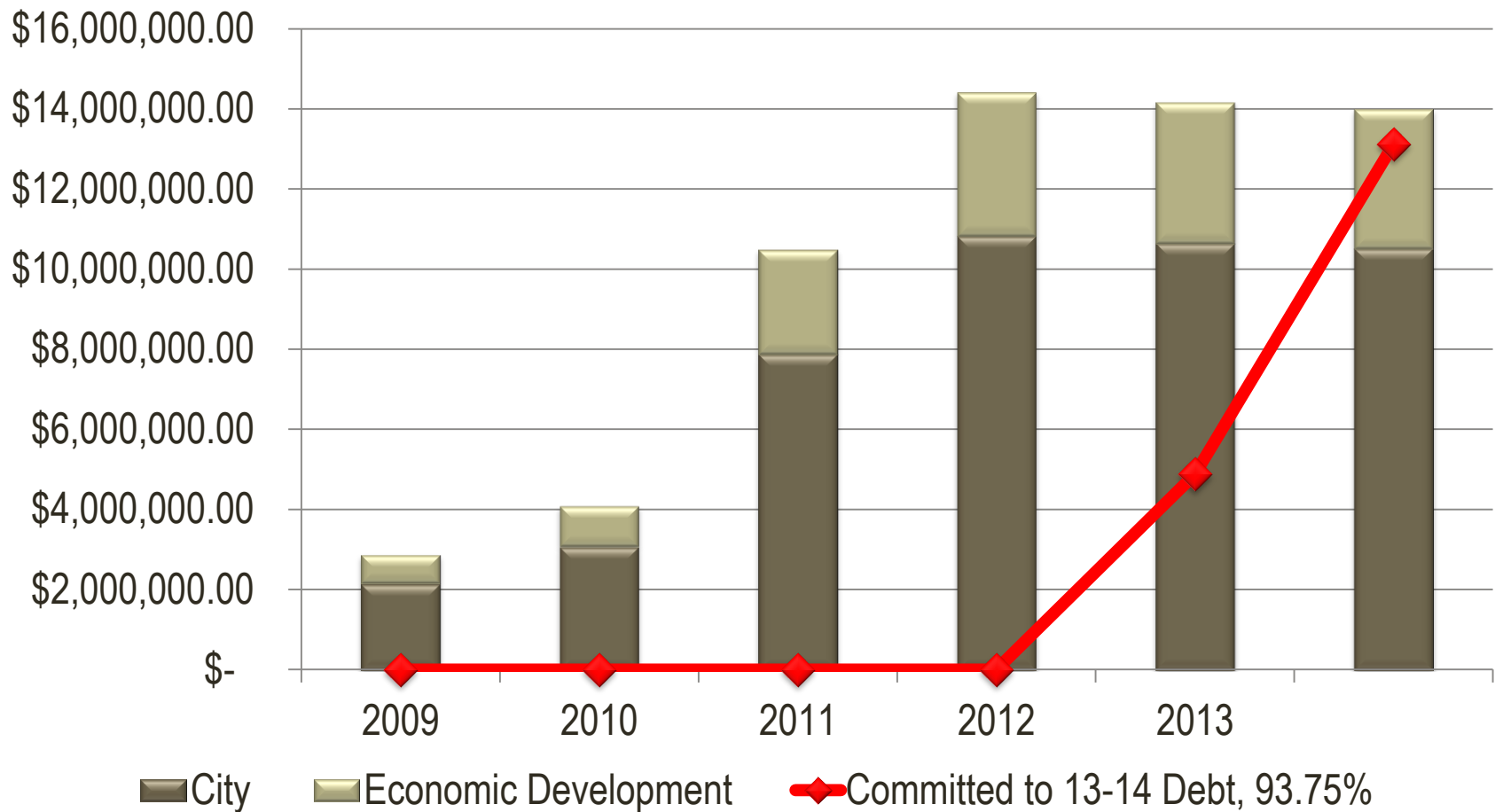
# City Debt

Year	GO Bond	Revenue Bonds	Certificates of Indebtness	Special Assessments	Total
2009	\$ 1,879,000.00	\$ 26,565,000.00	\$ -	\$ 5,600,000.00	\$ 34,044,000.00
2010	\$ 1,455,000.00	\$ 26,370,000.00	\$ -	\$ 7,745,000.00	\$ 35,570,000.00
2011	\$ 1,305,000.00	\$ 36,005,000.00	\$ 12,000,000.00	\$ 7,230,000.00	\$ 56,540,000.00
2012	\$ 1,145,000.00	\$ 33,015,000.00	\$ -	\$ 12,370,000.00	\$ 46,530,000.00
2013	\$ 2,060,000.00	\$ 76,635,000.00	\$ 51,500,000.00	\$ 11,440,000.00	\$ 141,635,000.00

# City Debt



# City Portion of Sales Tax



# City of Williston Bond

**\$51,500,000**

City of Williston, North Dakota  
Certificates of Indebtedness of 2013  
Taxable and Tax-Exempt

## Pricing Summary

<u>Maturity</u>	<u>Type of Bond</u>	<u>Coupon</u>	<u>Yield</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Dollar Price</u>
05/01/2014	Serial Coupon	1.000%	0.750%	6,995,000.00	100.135%	7,004,443.25
11/01/2014	Serial Coupon	1.500%	1.000%	5,990,000.00	100.518%	6,021,028.20
05/01/2015	Serial Coupon	1.750%	1.500%	5,990,000.00	100.257% c	6,005,394.30
11/01/2015	Term 1 Coupon	2.000%	2.000%	8,345,000.00	100.000%	8,345,000.00
11/01/2015	Serial Coupon	2.500%	2.000%	24,180,000.00	100.513% c	24,304,043.40
<b>Total</b>	-	-	-	<b>\$51,500,000.00</b>	-	<b>\$51,679,909.15</b>

## Bid Information

Par Amount of Bonds	\$51,500,000.00
Reoffering Premium or (Discount)	179,909.15
Gross Production	\$51,679,909.15
Total Underwriter's Discount (1.000%)	\$(515,000.00)
Bid (99.349%)	51,164,909.15
Total Purchase Price	\$51,164,909.15
Bond Year Dollars	\$82,038.89
Average Life	1.593 Years
Average Coupon	2.1885451%
Net Interest Cost (NIC)	2.5969987%
True Interest Cost (TIC)	2.6067527%

Williston CoD FINAL 10 1 | Issue Summary | 10/ 1/2013 | 10:52 AM

Dougherty & Company LLC  
Public Finance Group

Page 1

# City of Williston Bond

**\$48,440,000**

City of Williston, North Dakota

Tax-Exempt Sales Tax Revenue Bonds, Series 2013A and 2013B-1

Taxable Sales Tax Revenue Bonds, Series 2013B-2

## Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
05/01/2014	Term 1 Coupon	3.000%	0.500%	3,225,000.00	101.592%	3,276,342.00
05/01/2015	Term 2 Coupon	3.000%	0.900%	5,110,000.00	103.408%	5,284,148.80
05/01/2016	Term 3 Coupon	3.000%	1.250%	5,265,000.00	104.527%	5,503,346.55
05/01/2017	Term 4 Coupon	3.000%	1.650%	5,425,000.00	104.747%	5,682,524.75
05/01/2018	Term 5 Coupon	4.000%	2.100%	5,605,000.00	106.620% c	5,976,051.00
11/01/2018	Serial Coupon	3.000%	2.550%	2,885,000.00	101.552% c	2,929,775.20
05/01/2019	Serial Coupon	4.000%	2.550%	2,930,000.00	105.006% c	3,076,675.80
05/01/2020	Term 6 Coupon	4.000%	2.950%	6,035,000.00	103.594% c	6,251,897.90
11/01/2020	Term 7 Coupon	2.650%	2.650%	6,000,000.00	100.000%	6,000,000.00
11/01/2020	Serial Coupon	4.000%	3.000%	5,960,000.00	103.420% c	6,163,832.00
<b>Total</b>	-	-	-	<b>\$48,440,000.00</b>	-	<b>\$50,144,594.00</b>

## Bid Information

Par Amount of Bonds	\$48,440,000.00
Reoffering Premium or (Discount)	1,704,594.00
Gross Production	\$50,144,594.00
Total Underwriter's Discount (1.250%)	\$(605,500.00)
Bid (102.269%)	49,539,094.00
Total Purchase Price	\$49,539,094.00
Bond Year Dollars	\$219,700.28
Average Life	4.536 Years
Average Coupon	3.488207%
Net Interest Cost (NIC)	2.9879510%
True Interest Cost (TIC)	2.9397700%

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# THANK-YOU

**Brad Bekkedahl**

**Finance Commissioner**

**City of Williston**

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