

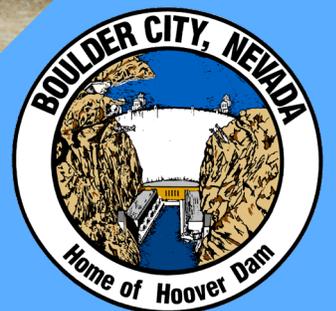
CITY OF BOULDER CITY, NEVADA

Swimming Pool Recreational Project

Financing Plan

Updated for the Fiscal Year Beginning July 1, 2024

FY25



Reprint Date: June 12, 2024



Mayor
Joe Hardy



Council Member
Cokie Booth



Council Member
Steve Walton



Council Member
Matt Fox



Council Member
Sherri Jorgensen



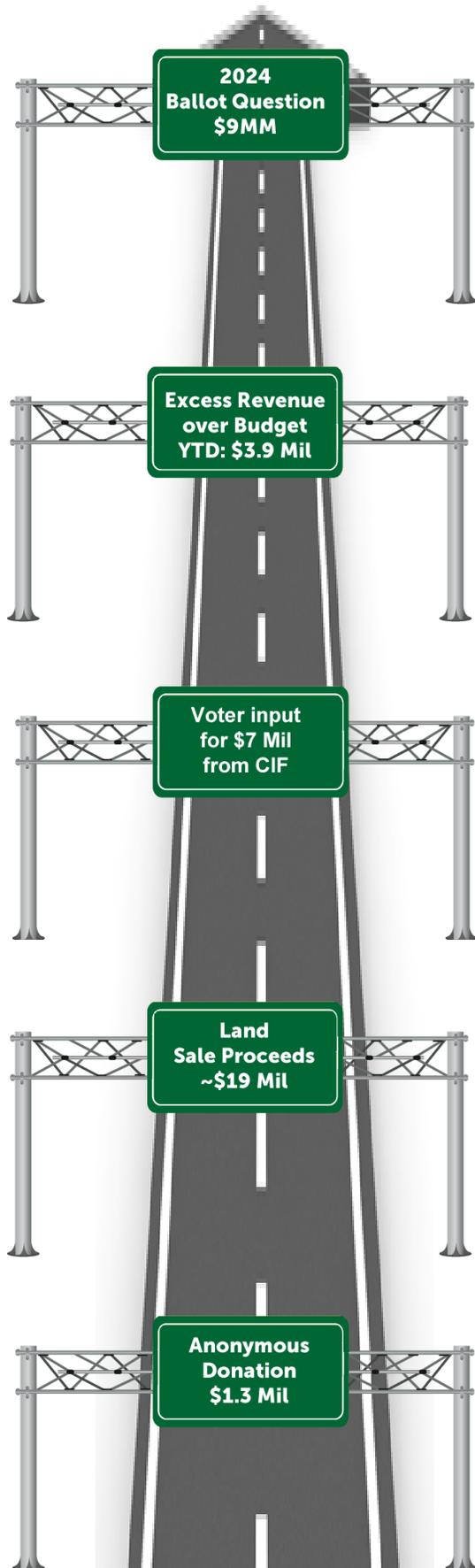
City Manager
Taylour Tedder,
ICMA-CM, CEcD



Finance Director
Cynthia K. Sneed,
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MILE
5

Milestone 5: Voters to decide on two potential Ballot Questions at the November 2024 Election to approve an additional \$9MM from the Capital Improvement Fund to cover the balance needed for the swimming pool recreational project

MILE
4

Milestone 4: Passed an ordinance to capture excess revenue over expenditure for FY21, 22, 23 and FY24 for swimming pool recreational project

MILE
3

Milestone 3: Voters approved the use of Capital Improvement Funds for the swimming pool recreational project

MILE
2

Milestone 2: Voters approved the use of proceeds from the sale of land next to the Boulder Creek Golf Course known as "Tract 350" towards a swimming pool recreational project

MILE
1

Milestone 1: Initial anonymous donation previously made to City for \$1.3 Million earmarked for the swimming pool recreational project

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Milestone 1: Initial anonymous donation previously made to City for \$1.3M earmarked for the swimming pool recreational project

On June 10, 2019, under Resolution No. 6948, the City Council accepted an anonymous donation of \$1,346,743.60 earmarked specifically for the Community Pool at Broadbent Park. These funds are maintained in a separate account of the City ("Restricted Pool Donation Fund"), and are earning interest. This is shown in DARK BLUE on the funding chart on the following page.



Milestone 2: Voters approved at the June 2021 Election that the City may use the proceeds from the sale of land next to the Boulder Creek Golf Course known as "Tract 350" towards a swimming pool recreational project

The ballot question restriction for the Tract 350 land sale limits the use of 90% of the proceeds to be used for debt repayment. This step would allocate those revenues towards the swimming pool recreational project construction. It is estimated that the revenues from this land sale to be approximately \$19 Million over three years. This is shown as LIGHTGREEN HATCH OVER A LIGHT ORANGE background on the funding chart on the following page.



Milestone 3: Voters approved at the June 2021 Election that the City may use Capital Improvement Funds for the swimming pool recreation project

Under this step, the City was able to immediately set aside \$7 Million from the Capital Improvement Fund to the Swimming Pool Recreational Project Reserve Fund. This is shown as MEDIUM GREEN on the funding chart on the following page.



Milestone 4: Passed an ordinance to capture excess revenue over expenditure for FY21, 22, 23 and FY24 for swimming pool recreational project

From time to time, the City receives more revenue than anticipated during a fiscal year. In addition to receiving minor amounts over the anticipated revenues for categories such as property taxes, consolidated taxes, recreation participation fees and court fines, the City occasionally receives additional revenues in large amounts due to building permits for solar projects or a new solar lease. The ordinance allows for the capture of a portion of the unbudgeted and excess revenues over expenses as determined by the Annual Comprehensive Financial Report ("ACFR") for each fiscal year and deposit those funds into the Swimming Pool Recreational Project.

The ordinance is retroactive to Fiscal Year 2021. The amount of excess revenues captured for the Pool Project is determined by audit and approved by the City Council. As of January 2024, the amount captured (including earned interest) is \$3.89MM. This is shown in ORANGE on the funding chart on the following page. It is anticipated that an additional \$1.65MM will be captured for FY24, which is shown as DARK BLUE on the funding chart on the following page.

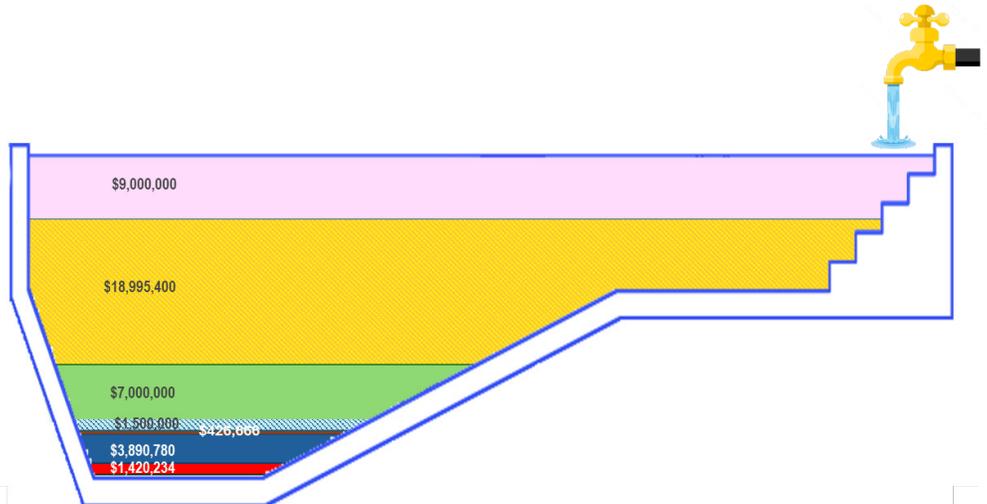
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MILE 5

Milestone 5: Voters to decide a Ballot Question at the November 2024 Election to approve up to \$9MM from the Capital Improvement Fund to cover the balance needed for the swimming pool recreational project

A new cost estimate was prepared in the fall of 2023, with a new construction estimate of \$36.8MM. Once final design of the swimming pool recreational project is complete and approved, it is anticipated that the final cost to complete the project will rise to an undetermined amount, and the City will need to acquire additional funds to make up the difference. This step is accomplished through additional voter-approved funding from the Capital Improvement Fund in the amount not to exceed \$9MM. This should provide the City with sufficient funds to construct the facility. This is shown as a LIGHT GREEN HATCH OVER ORANGE BACKGROUND on the funding chart below.

- New Voter Approved CIF Funding (2024 election)*
- Tract 350 Sale Proceeds
- Previous Voter-Approved Capital Improvement Fund
- FY24 Budget Augmentation*
- Revenue from Interest
- Extraordinary Maintenance Fund
- Private Donation



*Definitions

"Voter-approved Capital Improvement Fund" (also referenced as "CIF") is a special fund established by the City Charter. Voter-approval is required before monies can be spent out of this fund. Funding comes from the sale of city-owned lands and lease revenues of city-owned lands (such as the solar leases). For FY24, it is projected that the CIF will receive \$3.7MM in additional revenues from land leases. NO property tax is allocated to this fund.

"Budget Augmentation" is a procedure for increasing appropriations (budget) of a fund with the express intent of using previously unbudgeted and available resources of the fund. (adapted from the NV Administrative Code, section 387.630)

MILE EXTRA

Milestone (Extra Mile): Passed an ordinance to establish a Special Revenue Fund for swimming pool recreational project

The City maintains several Special Revenue Funds for various special purposes. Examples include a Capital Improvement Fund, MoreCops and Crimes Prevention Fund, Compensated Absences Fund, and so forth. The purposes of these funds is to collect revenue from one or more sources for a specific purpose and expense. The ideal financial instrument for managing all funds collected for this Project. In April 2024, the City established the Swimming Pool Special Revenue Fund for the purposes of funding the construction, maintenance and continued operation of the Swimming Pool Recreational Facility. Revenue sources include the voter-approved transfers from the Capital Improvement Fund, donations, excess revenues over expenditures (if any), and user-fees generated from the use of the facility. The Fund will show a balance beginning in Fiscal Year 2025.

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For the Plan to work, however, all five steps must be completed, and in the order presented. Between steps 4 and 5 the City will have an architect design the Swimming Pool Recreational project so that a more accurate construction cost can be generated. Based on a revised cost estimate, for Step 5 the City has determined that they should ask the Voters for an additional \$9 million appropriation from the Capital Improvement Fund to make up any difference.

The proposed Five-step plan towards funding a replacement swimming pool recreational center is sound and has been reviewed by:



- City Clerk
- City Attorney
- Parks & Recreation Department
- City Manager
- Zions Public Finance
- Bond Counsel
- Ad Hoc Pool Committee
- City Council

The Plan has accumulated approximately \$31 million dollars by Fiscal Year 2024, with a potential for an additional \$9 Million with the approval of the Ballot Question. As of August 2023, the replacement construction costs estimate was approximately \$36.77 Million.

Future Funding

The proposed ballot question for the November 2024 general election will close the current funding gap, and provide a cushion against inflation.



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This document prepared by:
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