IVINS CITY 5-YEAR PLAN
2024 - 2028

Ivins City

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FINANCIAL SUMMARY

For Ivins City, with limited growth and limited revenue streams, a plan to address future programs and services in an affordable manner is critical to effective financial planning. The elements of the City's five-year fiscal forecast include: Operational and Program Planning; Capital Project Planning; and Revenue Forecasting.

The City Manager and Department Directors developed departmental strategic plans, cost estimates, and staffing requirements to meet the needs of a growing population. Revenues based upon trend analyses, known upcoming commercial projects and residential growth projections were estimated for the five-year period. The City's Capital Improvement Program for the five-year period was prepared based upon consultation with the Public Works Director / City Engineer on infrastructure expansion as well as the various Master Plans and Impact Fee Facility Plans.

PURPOSE

The Five Year Fiscal Plan takes a forward look at the City's major operating funds. The General Fund is a governmental fund used for typical governmental tax-supported services such as public safety and streets. The Water Fund and Wastewater Fund are proprietary enterprise funds that operate more similarly to private business.

The purpose of the plan is to identify financial trends, shortfalls, and issues so the City can proactively address them. It does so by projecting out into the future the fiscal results of continuing the City's current service levels and policies, as well as a proposal for future programs and costs to manage the growth. The plan is intended to be used to set the stage for each year's budget process, but it is subject to change based upon available resources, changes in the economy and environment and Council's direction. The Five-Year Fiscal Forecast facilitates staff, the City Manager, and Council in establishing priorities and allocating resources appropriately.

FISCAL FORECAST

General Economic Outlook

Although Ivins is gaining popularity as a center for tourism, Ivins City is first and foremost a peaceful family and retirement friendly community. It has roughly 10,000 residents and estimated to buildout to a population of approximately 20,000.

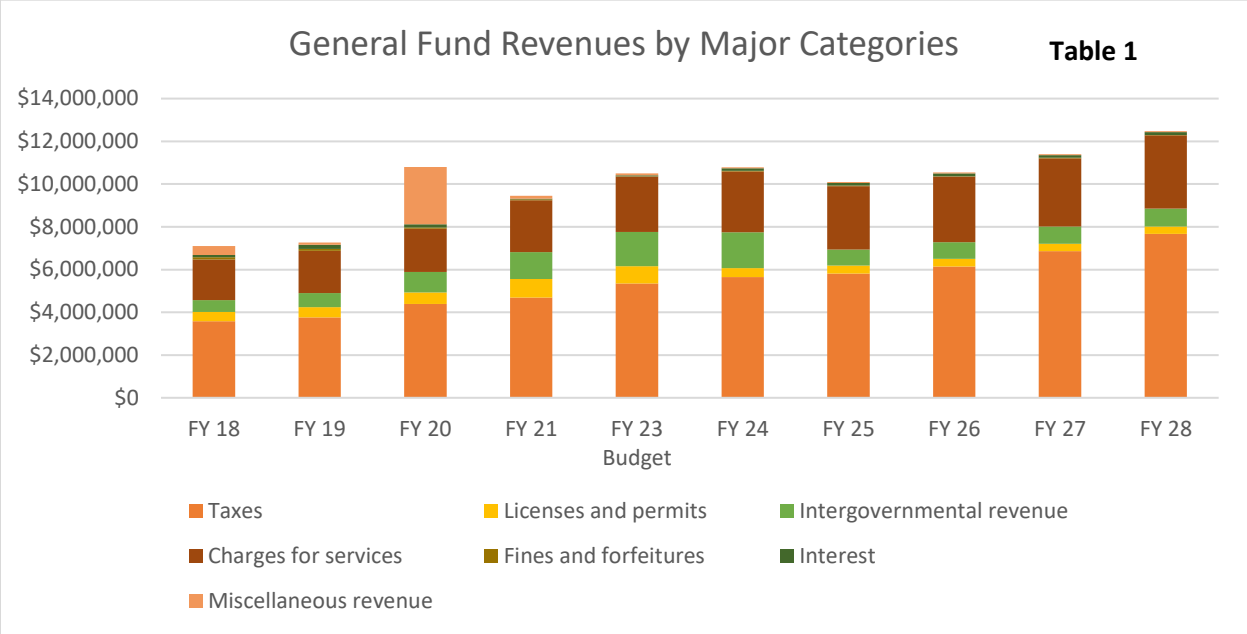
Washington County and Ivins City have experienced steady growth for more than 20 years and it is anticipated that growth will slow down in comparison to recent years.

The assessed valuation has grown substantially from $863 million in 2017 to over $2.33 billion in 2023. Property tax growth has been steady over the past five years, with an average annual change of 7.73%. Based on economic factors, this rate will slow down and is projected to increase annually by 2% over the next five years due to residential growth with an additional 10%+ increase upon the completion of Black Desert Resort.

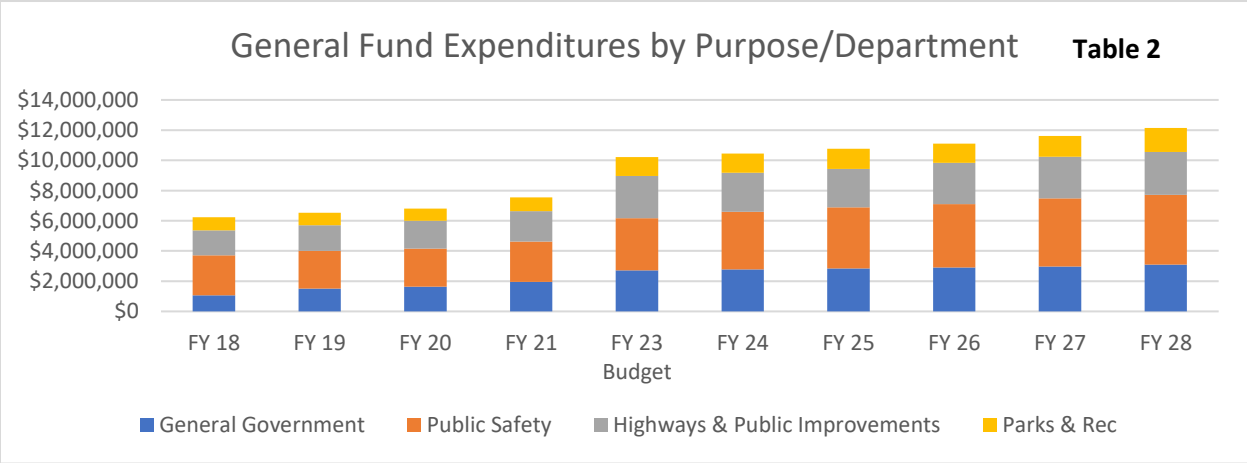
Sales tax has steadily grown over the past five years, most of which is attributed to growth in the state and county and increased spending habits. In the coming years, sales and use tax could surpass property tax as the main source of general fund revenue. Sales and Use tax revenue has increased by 65% since 2018 and projected to increase another 9.8% by FY23 year end.

General Fund

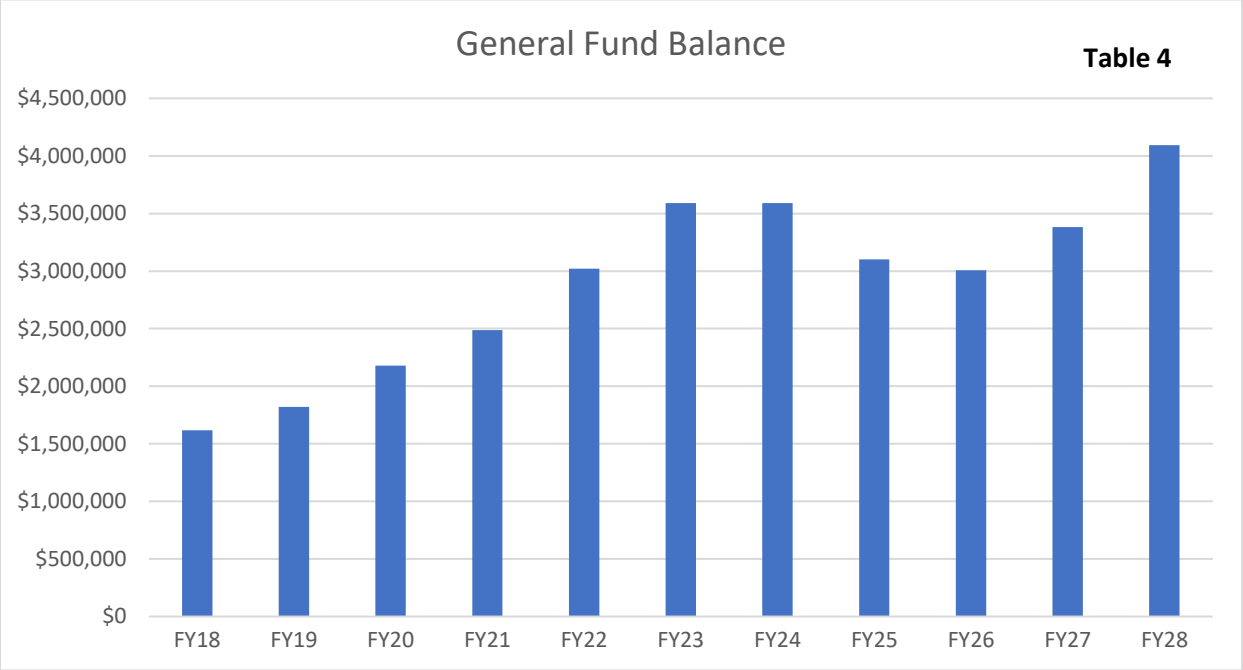
With continued growth in the property tax base, as well as expansion of the retail sales and transient room tax base, the General Fund revenues are expected to grow over 20% over the next five years. Property tax and sales tax are the primary revenue sources for the General Fund, representing 22% and 24% respectively of the total General Fund revenues at the end of the five-year horizon. A potential economic recession could alter the amount of sales tax to be distributed to the City. See table 1.

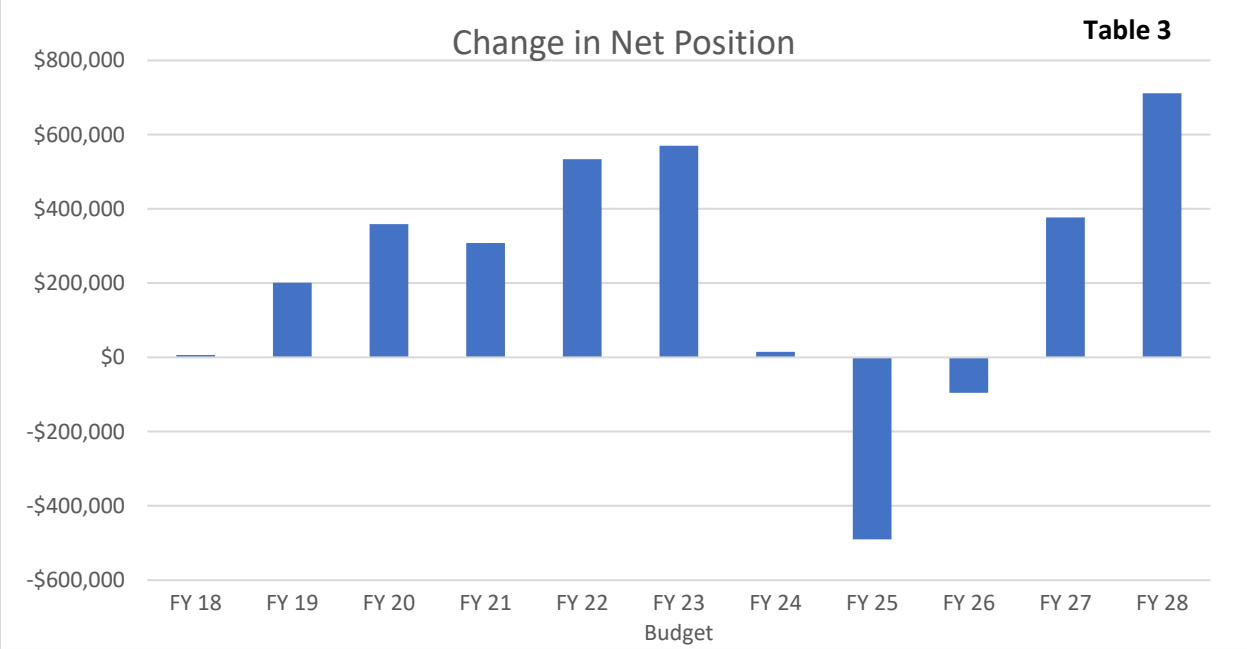


The cost of providing services is expected to outpace revenue projections over the next few years as revenue increases slow and the cost of labor, materials and supplies continue to grow due to inflation and regulatory pressures. Resort commercial development that brings various sales tax, and property tax will be added to alleviate the burden towards the end of the 5 years. The highest growing categories of expenditures are public safety and public works, where staffing levels are planned to increase to manage calls for service and growth of the City. See table 2.



The General Fund Balance is used primarily to maintain funds for emergencies. Excess net position is used to build up the General Fund Balance or used as transfers to the capital projects fund to finance capital projects. Costs are expected to outpace revenues and will contribute to the decline of change in net position over the next two years until commercial projects are completed and operational. See table 4. Increased public safety and public works costs along with a reduction in building permit revenue and interest earnings are the main drivers for this trend. The City had roughly $3 million as a general fund reserve at the end of FY22 and an estimated $3.5 million at the end of FY23. The State requires a minimum fund balance of 5% of general fund revenues. See table 3.





The City is required to adopt a balanced budget, with the option of using General Fund balance to address any shortfalls. The City has a few commercial projects under construction that will provide more sales-tax-related revenues in the future. These revenues are much needed to help provide more funding for operations and capital projects. With an uncertain economic condition, a property tax increase, a cost reduction, or use of General Fund Balance would be needed to sustain the City's operations.

Enterprise Funds

Water

The estimated customer base is expected to continue to expand, providing increased revenue to support ongoing operations. Impact fees are expected to provide a revenue stream for the City to pay for infrastructure improvements. Slower growth may require the Council to review rates to meet the infrastructure needs of growth.

Wastewater

The customer base is expected to expand at a similar pace to water. As with water, should there be a slowdown in growth, rates will be reviewed to ensure cost recovery.

Next Steps

Staff and City Council will use this document as a foundation for the annual budget. Over the upcoming months, staff will revise the Fiscal Forecast to ensure proper linkage between the long-term vision and goals of the Council with the five-year model to ensure fiscal sustainability. Key decisions will be needed in the following areas:

1. Revenue and Fee Structures – Staff will continue to provide information on the cost of providing services, as well as comparisons for area fees and rates. Revenue and fee policy determinations will be ongoing to ensure that the fees, rates and comparisons meet the Council's expectations.
2. Staffing – As the City continues to grow, more staff will be needed to maintain the current levels of service for the residents. The timing of new hires is critical to the operations of the City and the budget.
3. Projects – The Five-Year Plan includes proposed project schedules for the City. The timing of these projects can change based on many factors, including the growth rate, economy, available funds, major events and other projects. Staff will continue to review and provide Council with current information as this plan is updated annually.