



CAPITAL FINANCIAL PLAN – 2022 UPDATE

In 2018, the City of Chatfield established a Capital Financial Plan for the purpose of developing an understanding of the City’s financial condition and to provide a tool to evaluate the feasibility of future capital improvement projects and purchases. Capital financial planning helps balance two competing needs; (1) the need to complete capital projects and (2) the need to preserve or improve the financial condition of the City.

The City uses a customized computer model to show the financial impact of a particular approach to a series of projects. Using this model, the City can quickly see in graphic terms the impact of proposed projects on the City’s financial condition, and weigh the pros and cons. The City strives to update the model annually, typically in the Fall.

The following pages include the data input sheet and graphs associated with the most recent update. The highlights of this most recent iteration are enumerated here:

- The City’s tax rate in 2023 is expected to fall. This doesn’t necessarily mean taxes will go down for a particular property because of significant increases in market values established by the County Assessor(s).
- The City will continue to adequately fund its internal reserve account for future governmental-purpose capital outlays. Contributions to this account will increase by at least 3% annually.
- Water rates need to increase 3% annually. However, sewer rates need not be adjusted at this time. In fact, this update contemplates the Sewer Fund actually repaying the General Fund for prior years’ financial support.
- In the short term, the City will finance the acquisition of property to serve as storage for the Public Works Department and also to pay for road and utility improvements scheduled to occur in 2023 (specifically Grand & Prospect plus various overlays).
- Future projects have been sized and timed to maintain debt levels in the “moderate” to “moderately high” range.
- Impacts on a typical home are targeted to be at the rate of inflation or lower.

Baseline		
Surplus Levy for GF / Cap Outlay	-	New 2023+
Sewer Fund	-	New 2023+
Water Fund	-	New 2023+

On top of GF?? >>	37,000	Average Spending Seal Coat / Chip Seal
	-	Average Storm Sewer Spending
	21,000	Average Sidewalk Spending
	125,000	Street Overlay every 3 years
n		Cancel Street Overlay Levy?

FIRE AMB CCTV	
47,895	Fire Capital
47,380	Amb Capital
6,180	CCTV
<hr/>	
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101,455	2024+

FUND 801 (2023)		2024+
-	Conferences	-
-	Historical Society	-
-	Senior Citizens	-
-	City Car	-
28,500	Muni Building	29,355
35,700	Police Squad / Software	36,771
2,000	Civil Defense	2,060
25,750	Sidewalk Improvements	26,523
-	Developer Fees	-
68,500	Street Equip / Signs	70,555
42,000	Seal Coat / Chip Seal	43,260
30,000	Street Overlay	30,900
7,147	Storm Sewer	7,361
-	Swimming Pool	-
45,000	Park Improvements	46,350
-	Park Dedication	-
-	Tourism / Float	-
-	Heritage	-
38,426	Clerk & Future Tech	39,579
-	Mill Creek Park	-
-	Bandshell	-
-	Comprehensive Plan	-
2,500	Capital Goods / Revenue	2,575
-	Enterprise Drive	-

3.0%	Inflation Rate of Transfers
325,523	<<2023 2024+>> 335,289

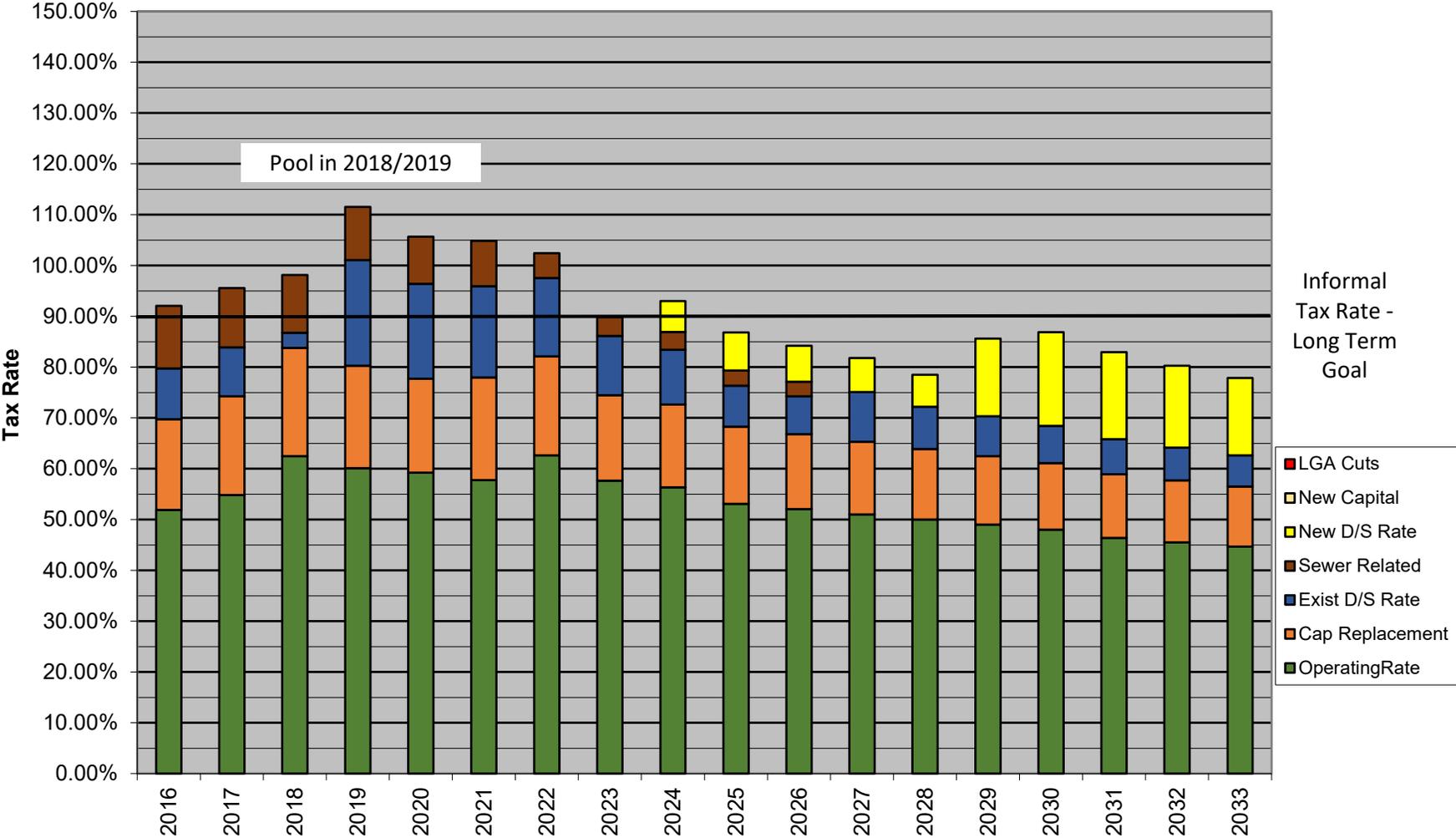
Graph Options

200,000	< value of "typical" homestead for impact	25.00	Population Growth/Year	-	Annual Street Improvement above normal budgeting
5,000	< typical water usage per month	10.00	Households/Year	-	2024+
2023 20%	5%	3.0%	Water 2023	-	LGA Cuts (increase) 2024+
	5%	3.0%	Water 2024+	-	Offsets
	4.0%	0.0%	Sewer 2023	-	Net Increase in Levy
	6%	0.0%	Sewer 2024+	-	

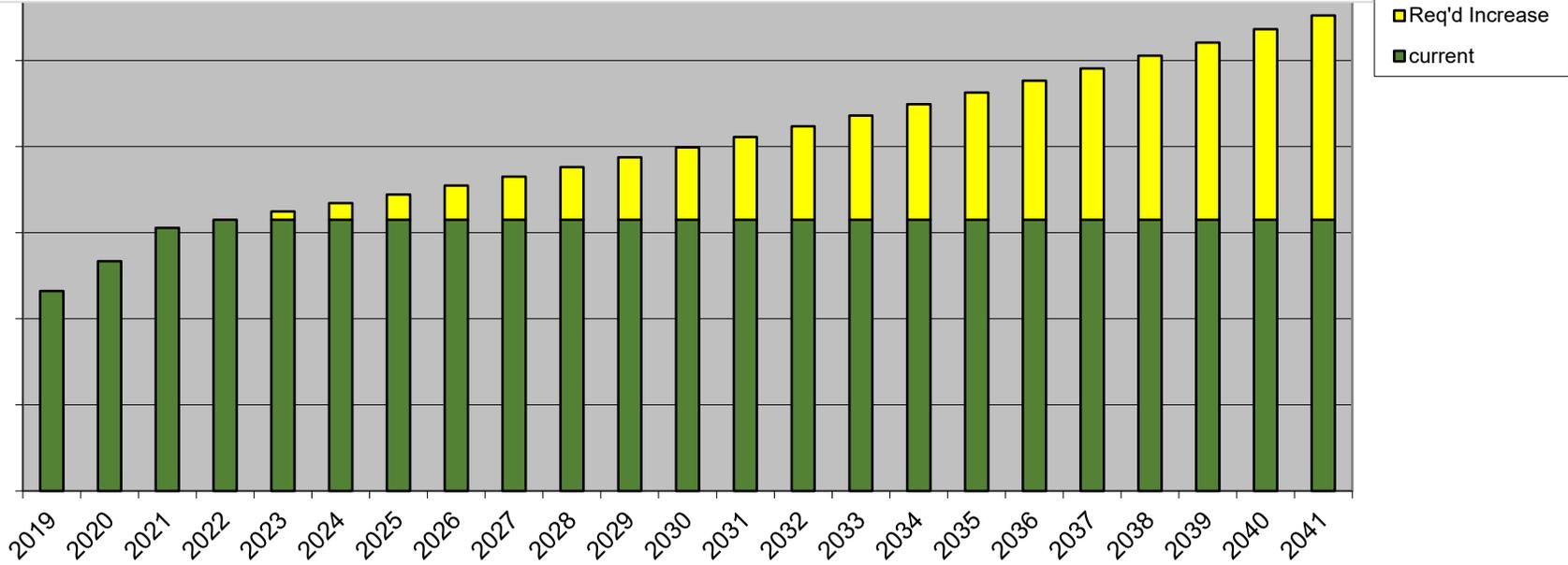
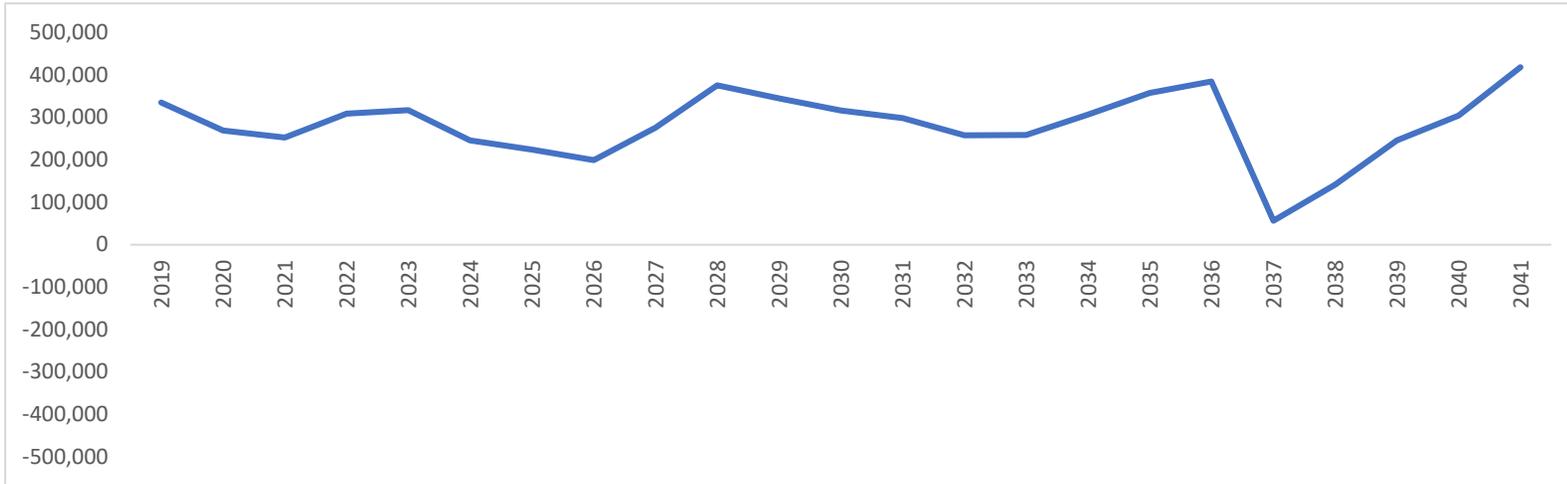
Projects & Debt

		INTERFUND LOANS												
#	Project	2023	Generic	Public	Sewer Fund	Storm Sewer Project	Generic	Generic	Water OTR	Future PW				
		Grand & Prospect	Mill & Overlay	Works Bldg	Reimb GF Bal Pmt #1	(Sewer Reimb GF)	Mill and Overlay	Generic	Storage	Bldg				
	Est Year 2022 Cost	-	1,650,000	375,000	700,000	172,768	613,913	1,050,000	2,500,000	1,675,000	2,100,000			
	NET Financed (Inflation Less Cash)	-	1,732,500	393,750	771,750	(0)	(0)	1,407,100	3,350,239	2,244,660	2,254,911			
	Type Bond		GO	GO	Cash	Cash	GO	GO	GO	GO	GO			
	Term	20	10	10	20	10	10	10	10	20	20			
	Rate	2.00%	4.00%	4.00%	5.25%	4.00%	4.00%	4.00%	4.00%	4.50%	4.50%			
	Bond Pymt	-	213,602	48,546	63,247	(0)	(0)	173,483	413,054	172,561	173,349			
	Yr Built	0	2023	2023	2024	2025	2032	2028	2028	2028	2029			
					2022 project, int only to 25									
CASH	Other	-	-	-	-	-	-	-	-	-	-	700,000		
	Water	-	-	-	-	-	-	-	-	-	-	-		
	Sewer	-	-	-	200,000	1,000,000	-	-	-	-	-	-		
DEBT	Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
	Assmts	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
	Sewer Rates/Fees	0%	25%	0%	0%	0%	0%	0%	50%	0%	0%	0%		
	Water Rates/Fees	0%	0%	15%	0%	0%	0%	0%	0%	100%	0%	0%		
	Tax Levies	100%	100%	60%	100%	100%	100%	100%	50%	0%	100%	100%		
		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		

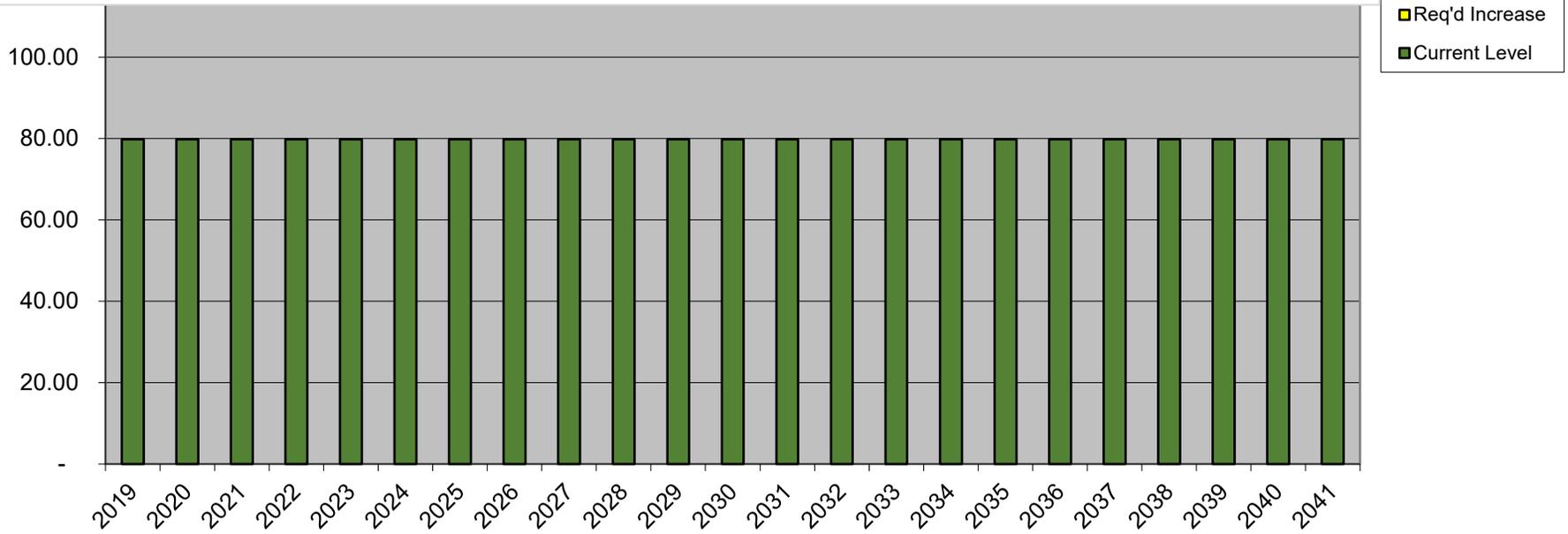
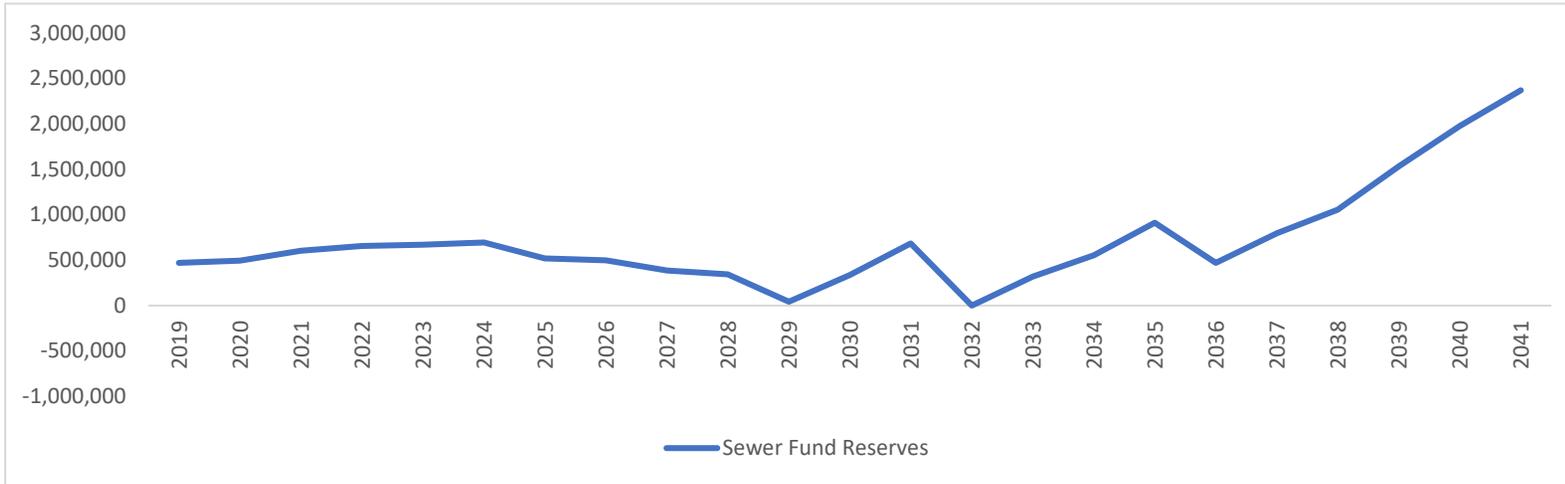
Tax Rate Projections



Monthly Water Bill ~ (5,000 gpm)



Monthly Sewer Bill ~ (5,000 gpm)



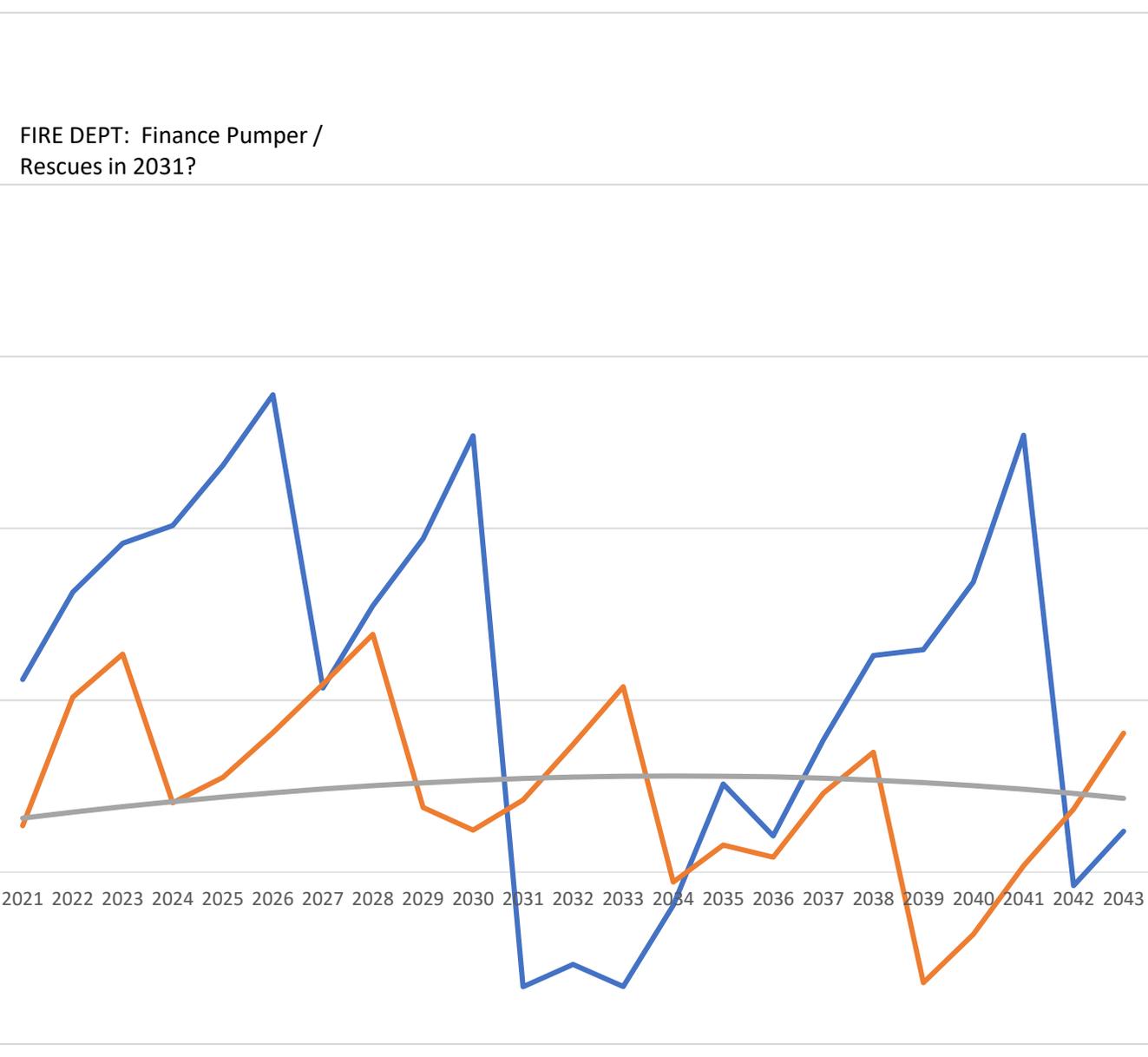
Fire / Ambulance / Cable Access

FIRE DEPT: Finance Pumper /
Rescues in 2031?

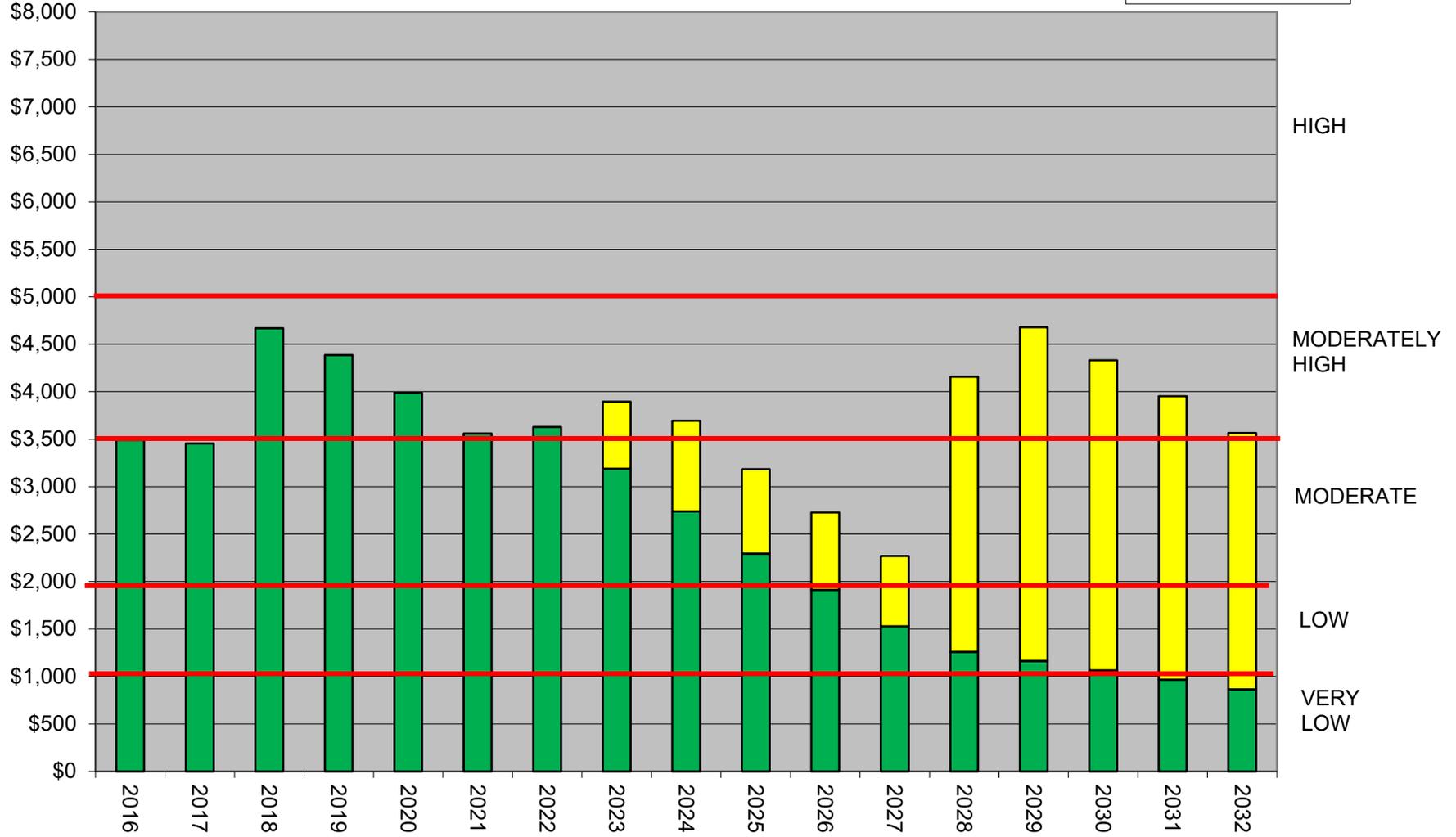
1,250,000
1,000,000
750,000
500,000
250,000
0
(250,000)

2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043

- FIRE CAPITAL GOODS
- AMBULANCE CAPITAL
- CCTV



GO Debt per Capita



ANNUAL COSTS
(Typical Value Home, MV inflation, 5K water user)

RESIDENTIAL

