



# Planning, People and Partnerships

## Where We've Been / Where We Go From here

Presented By: Ward Koeser  
Mayor, City of Williston



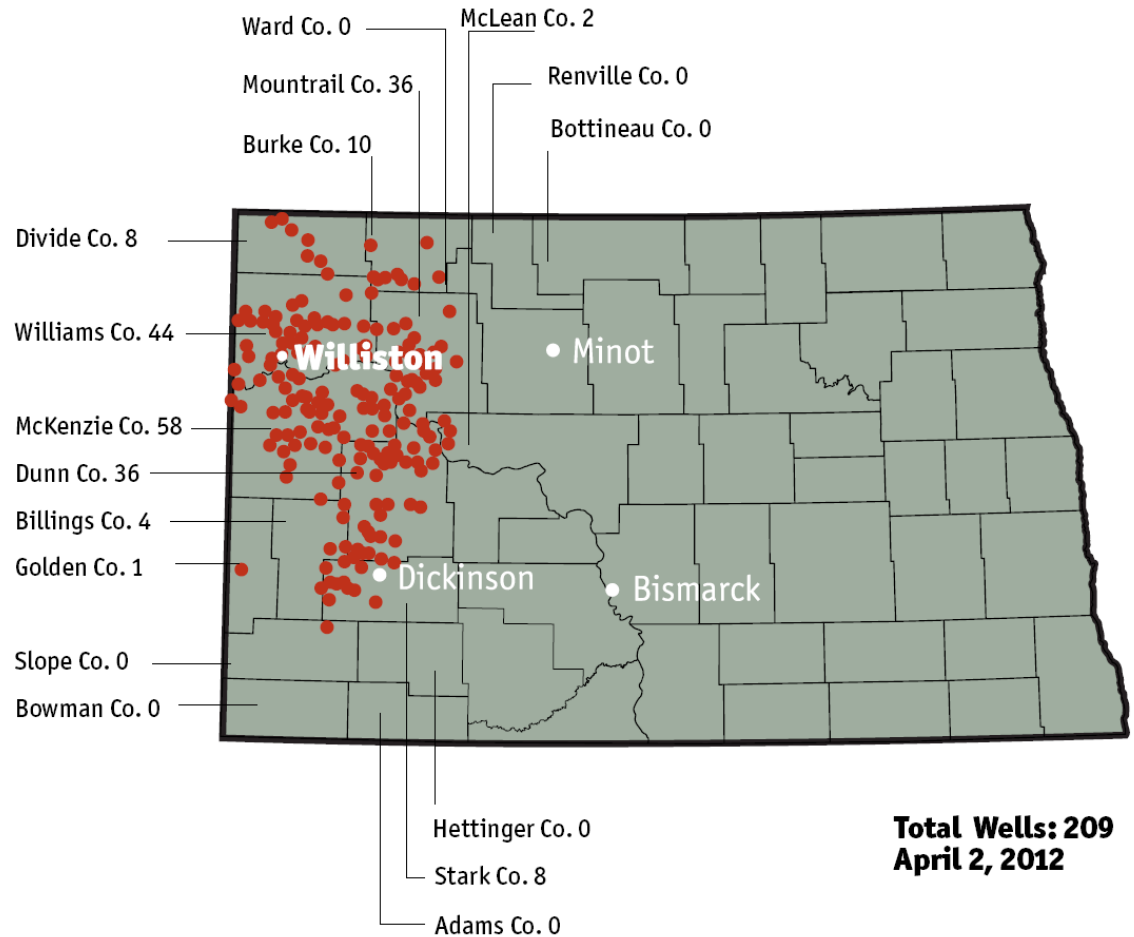
# It all started here in Williams County

- **April 4<sup>th</sup>, 1951**
- **The Clarence Iverson Number 1**
- **30-Miles Northeast of Williston**
- **First Successful Oil Well in North Dakota.**



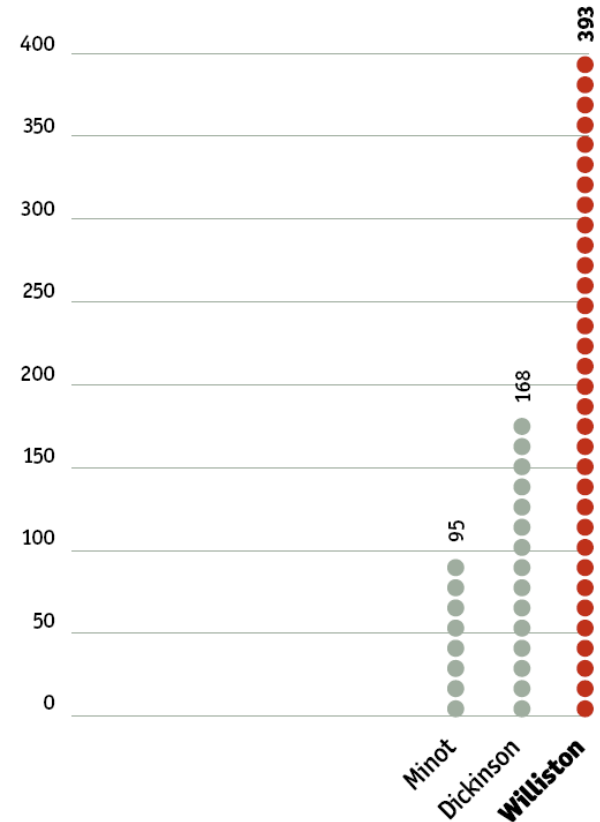
# THE CENTER OF THE ACTIVITY

- 90% of the current rigs drilling are within a 70-mile radius of Williston



# The Chosen Location of the Industry

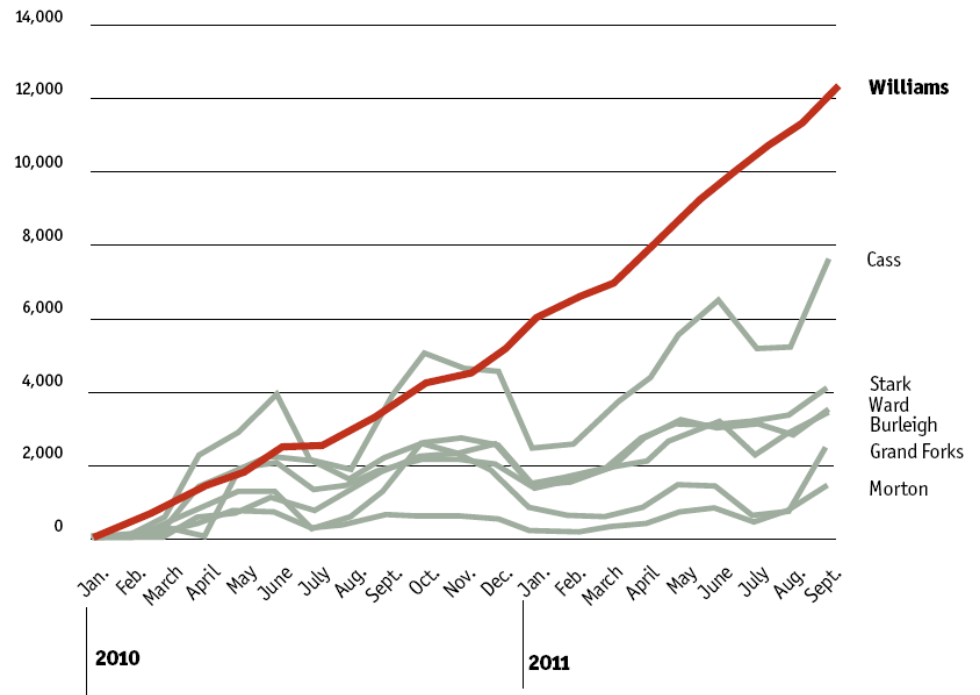
- Five of the top ten employers in Williston are related to the Oil & Gas Industry.
- The top ten Oil & Gas service companies in the world have operations in Williston.



Source: Don's Oil & Gas Directory 2011, Mountain States Directory

# #1 Job Creation

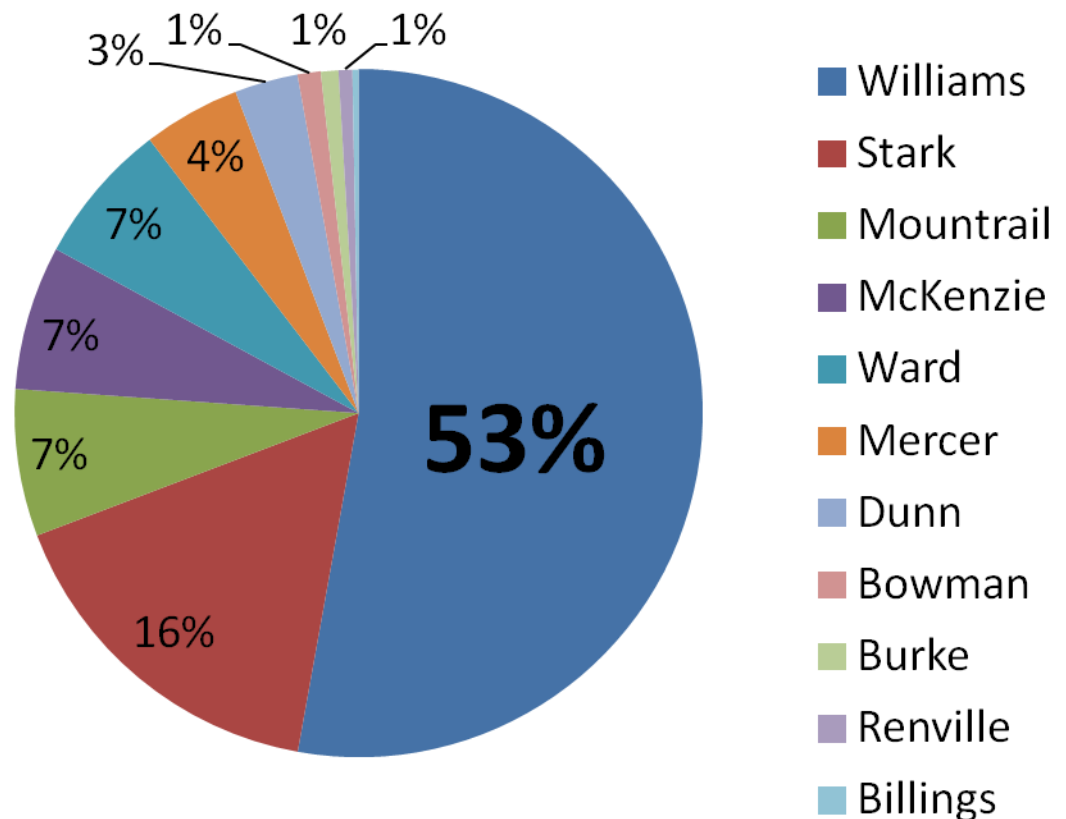
- Over 12,000 Jobs Created
- 1% Unemployment
- 3,000 Jobs Available



Job creation between January 2010 and September 2011

# #1 OIL AND GAS EMPLOYMENT (MINING)

- Over 31% of Williston's employment base is contributed to mining.
- Last year it was the largest, fastest growing, and number one employment sector in our community.

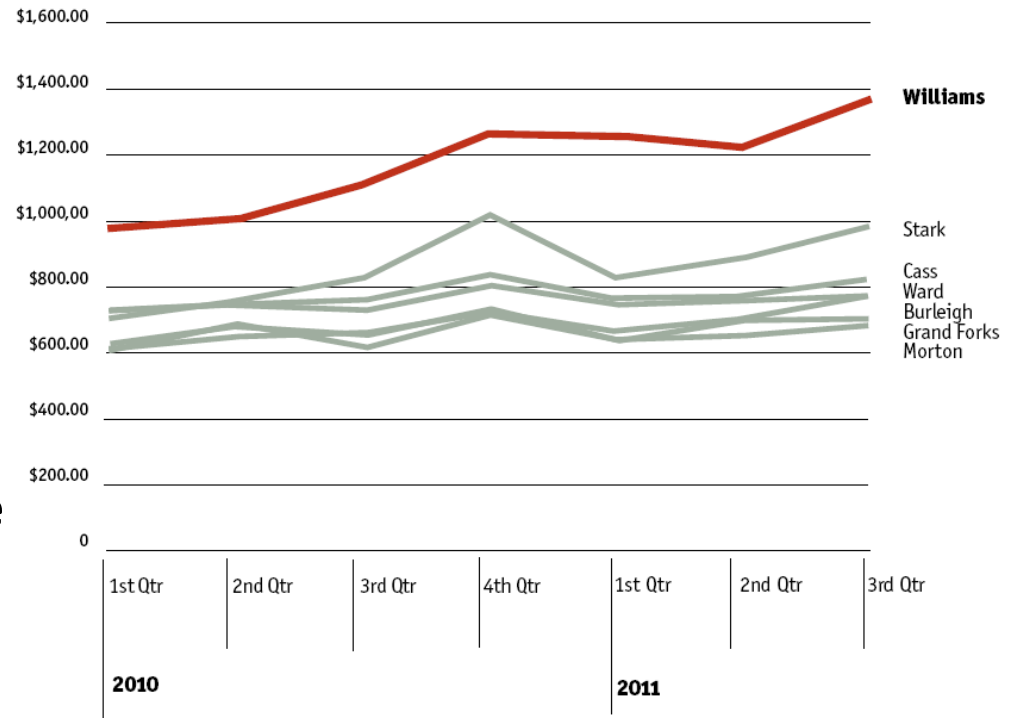


Source: ND Workforce Intelligence 2nd Quarter 2011

Based on 2010 data

# #1 AVERAGE ANNUAL WAGE

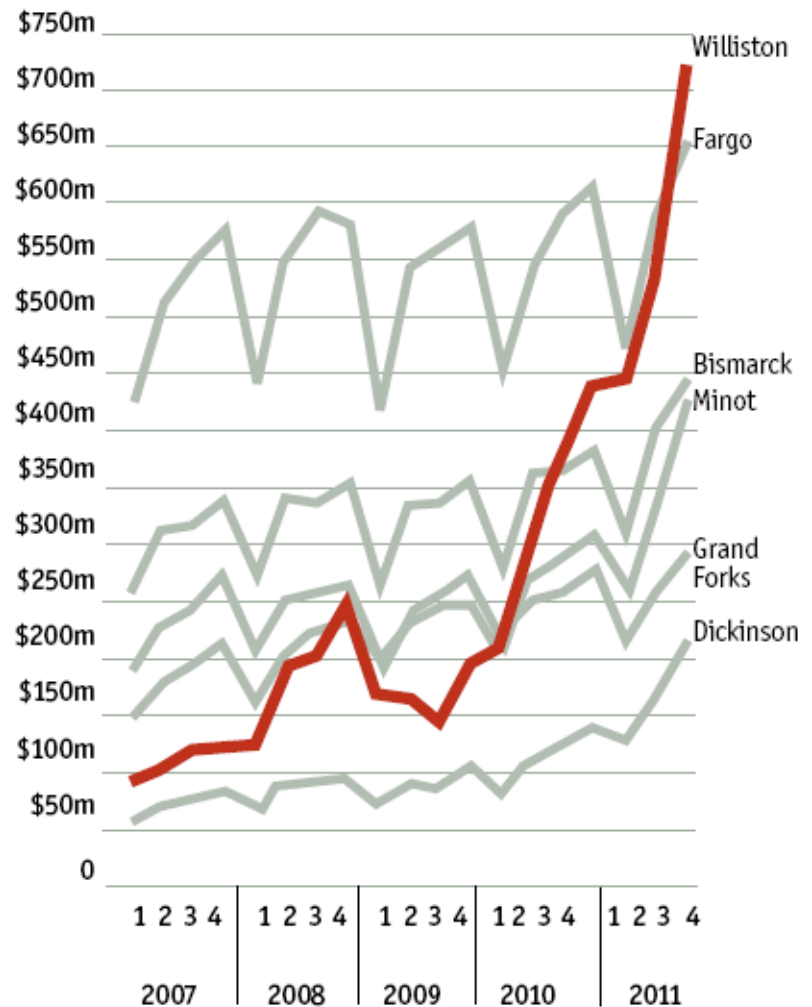
- Average annual wage \$71,000.00
- Expected hourly wage compensation to stay competitive within the retail and service sectors \$15.00/hr
- Williston average annual wage in 2006 - \$31,956.00



Average weekly wage

# #1 ND CITY SALES TAX COLLECTIONS

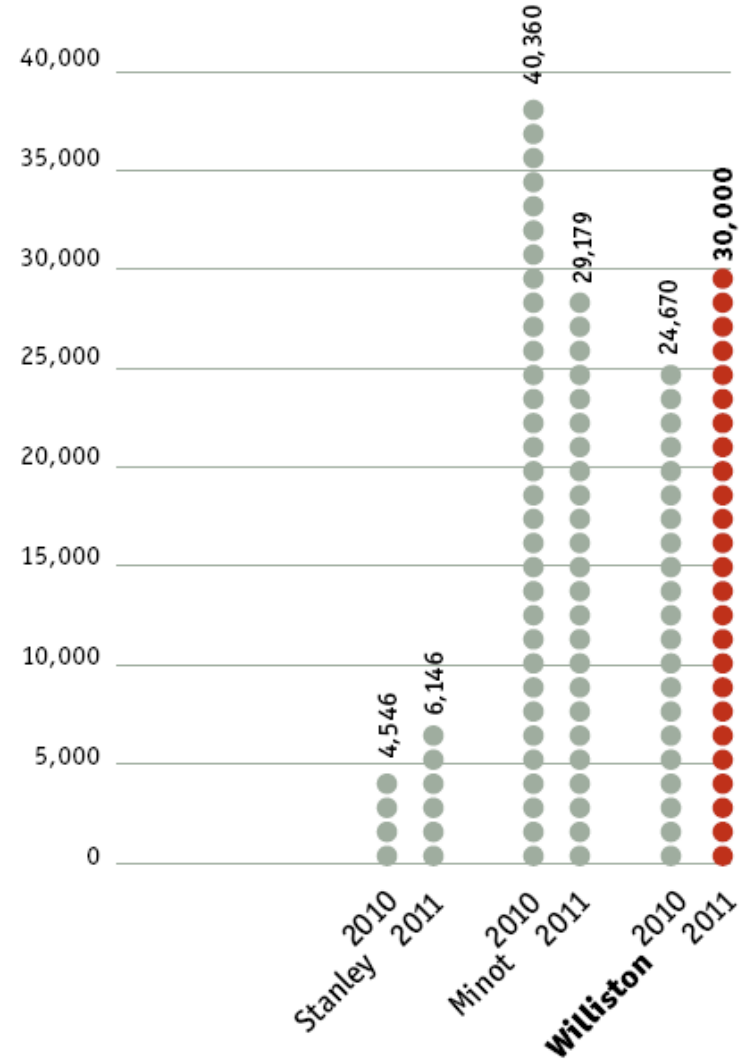
- Ninth in Population
- First in Sales Tax Collections



Source: ND Office of State Tax Commission



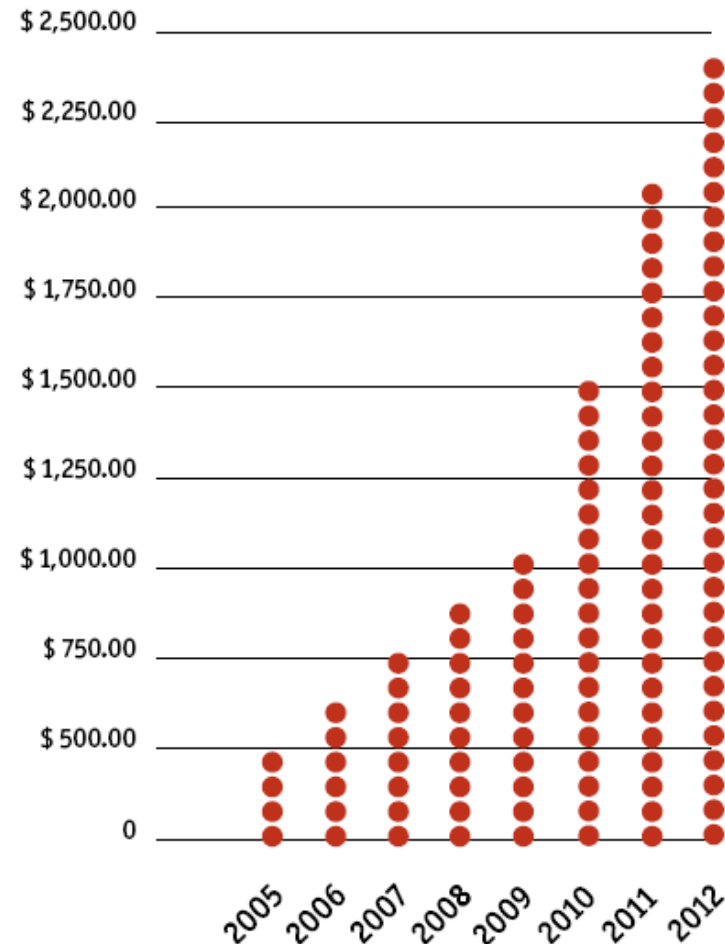
# #1 AMTRAK BOARDINGS IN 2011



# #1 RENT INFLATION

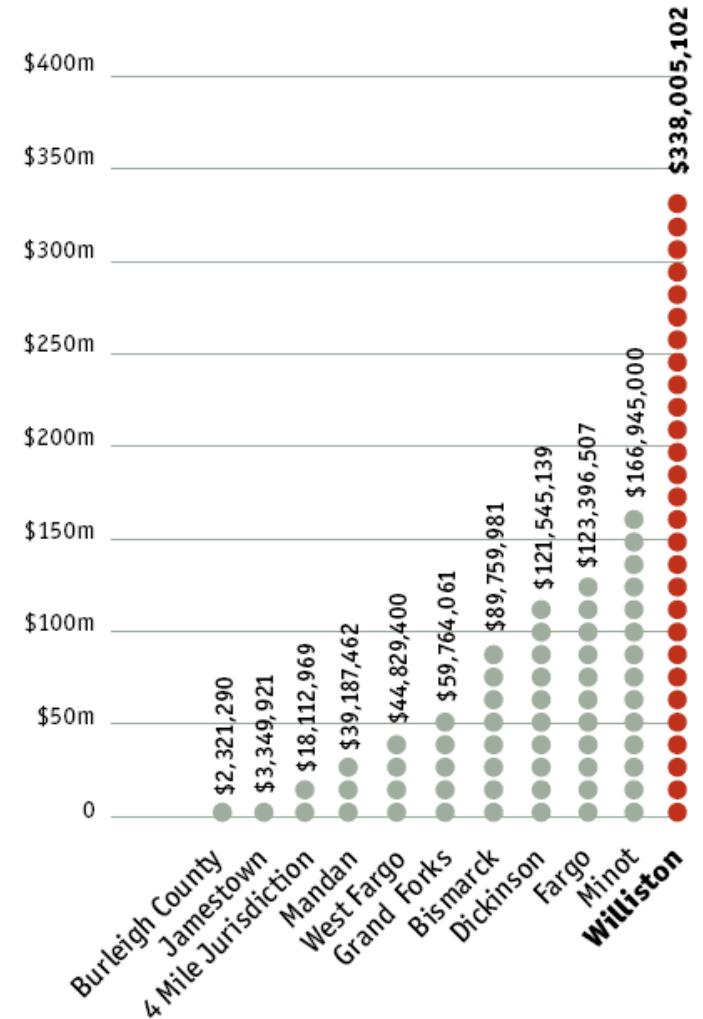
- Current advertisement for “New” construction available summer 2012.
- Floor plans ranging from 700 / 1,300sq ft

	<u>Unfurnished</u>	<u>Furnished</u>
2 – One Bedroom/One Bath Apartments	\$ 2350	\$ 3150
14 – Two Bedroom/One Bath Apartments	\$ 2850	\$ 3750
8 – Two Bedroom/Two Bath Apartments	\$ 3050	\$ 3950
6 – Three Bedroom/Two Bath Apartments	\$ 3750	\$ 4780



Source: Williston Economic Development  
based on 2 bedroom apartment

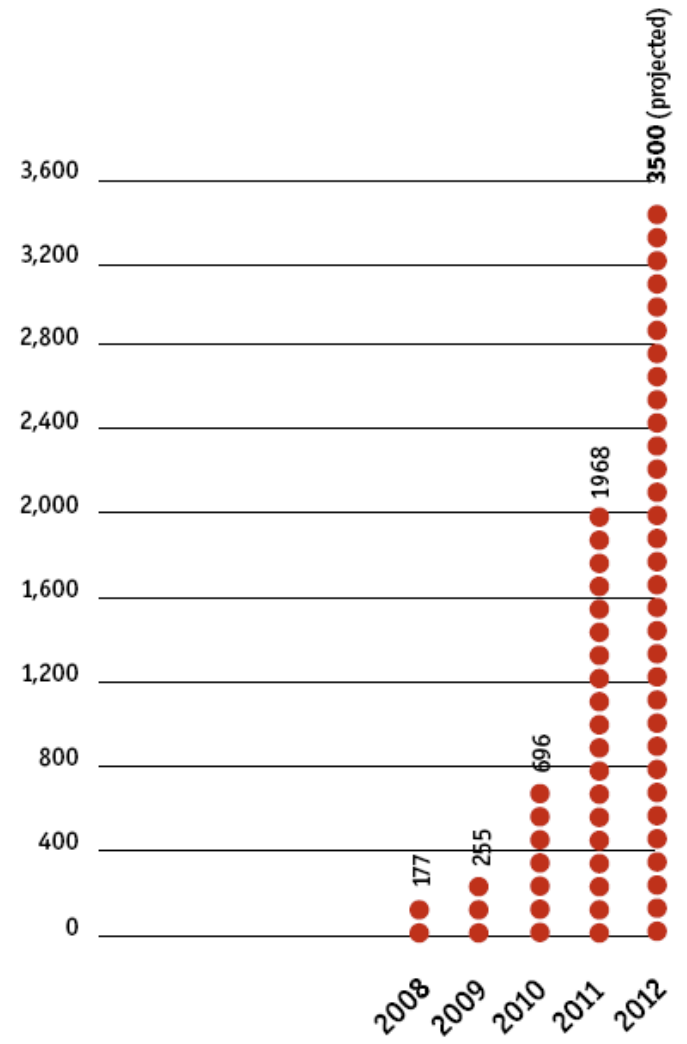
# #1 STATE BUILDING PERMIT VALUATIONS



Source: ND Association of Builders Permit Data

Year End 2011

# HOUSING DEVELOPMENT



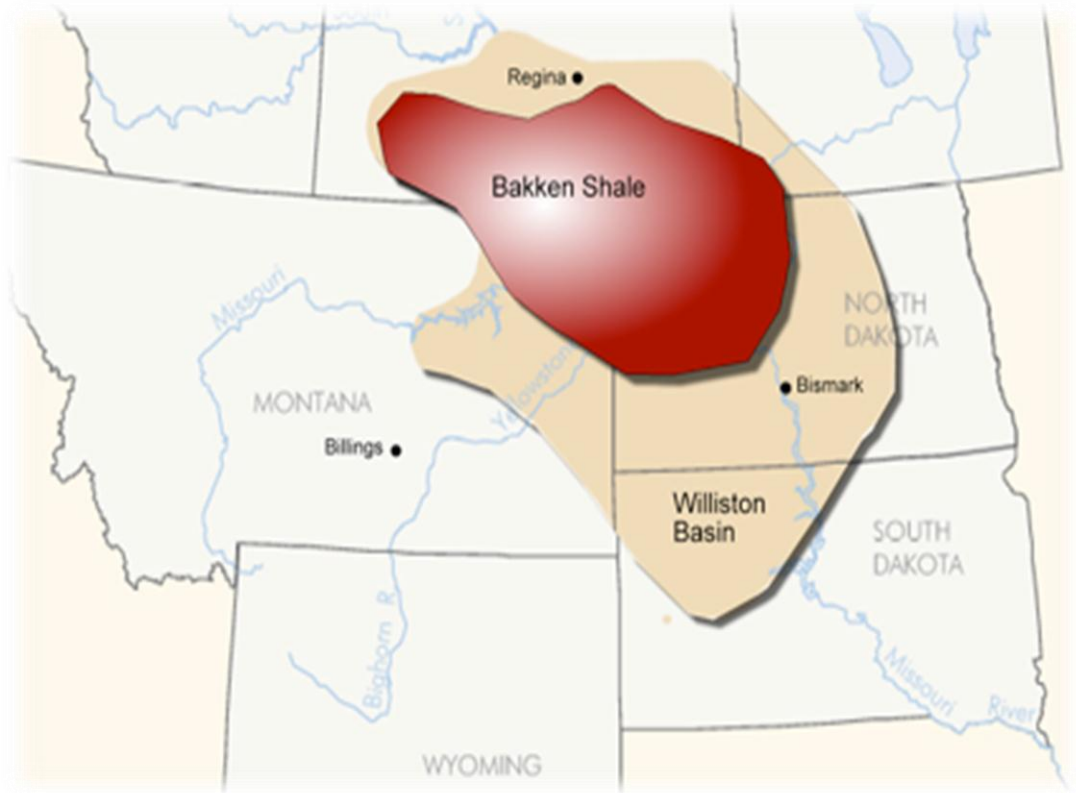
Does not included hotels

# **#1 HONORABLE MENTION**

- **Housing Shortage**
- **Oil and Truck Traffic Within City Limits**
- **Power Usage and Consumption**
- **Oilfield Water Usage**

# PLANNING

- Williston first noticed the increasing activity level beginning in 2004.
- To prepare, the city increased major infrastructure capacity for up to 40% more population.
- We have since far exceeded that excess capacity.



**Rockin'**  
the **Bakken**®


# **WILLISTON PLANNING STUDIES**

- Comprehensive Master Plan
- Williston Capital Improvements Plan
- Williams County Comprehensive Plan
- Housing Study
- Williston Parks and Recreation Master Plan
- Williston State College Master Plan
- Housing Command Studies for Communities Impacted by Oil and Gas Development
- Williston Public Schools - Facility Study and Long Range Planning
- Williston Regional Labor Availability 2010 - Executive Summary
- Williston Regional Labor Availability 2010
- 2010 ND Oil and Natural Gas Workforce Needs and Skills Study Executive Summary
- 2010 Detailed Occupational Data - ND Oil & Natural Gas Workforce Needs and Skills Study
- 2005 Petroleum Industry Needs Assessment
- ND Petroleum Council - General Perception & Public Awareness Survey

# REVENUES

---


State Oil Impact Funds	12-Million	City Sales Tax	21.9-Million	Special Assessments	3.4-Million	Developers Fees	\$3,500.00	Gross Production Tax	\$400,000.00
------------------------	------------	----------------	--------------	---------------------	-------------	-----------------	------------	----------------------	--------------



Infrastructure Account: \$37.7 - Million



Wastewater Treatment Plant	15-Million	26 <sup>th</sup> St. Extension	2.5-Million	West Sewer Extension	\$5-Million	North Sewer Extension	\$10.5-Million	East Industrial	\$1.2-Million	Urban Roads Extensions	\$3.5-Million
----------------------------	------------	--------------------------------	-------------	----------------------	-------------	-----------------------	----------------	-----------------	---------------	------------------------	---------------



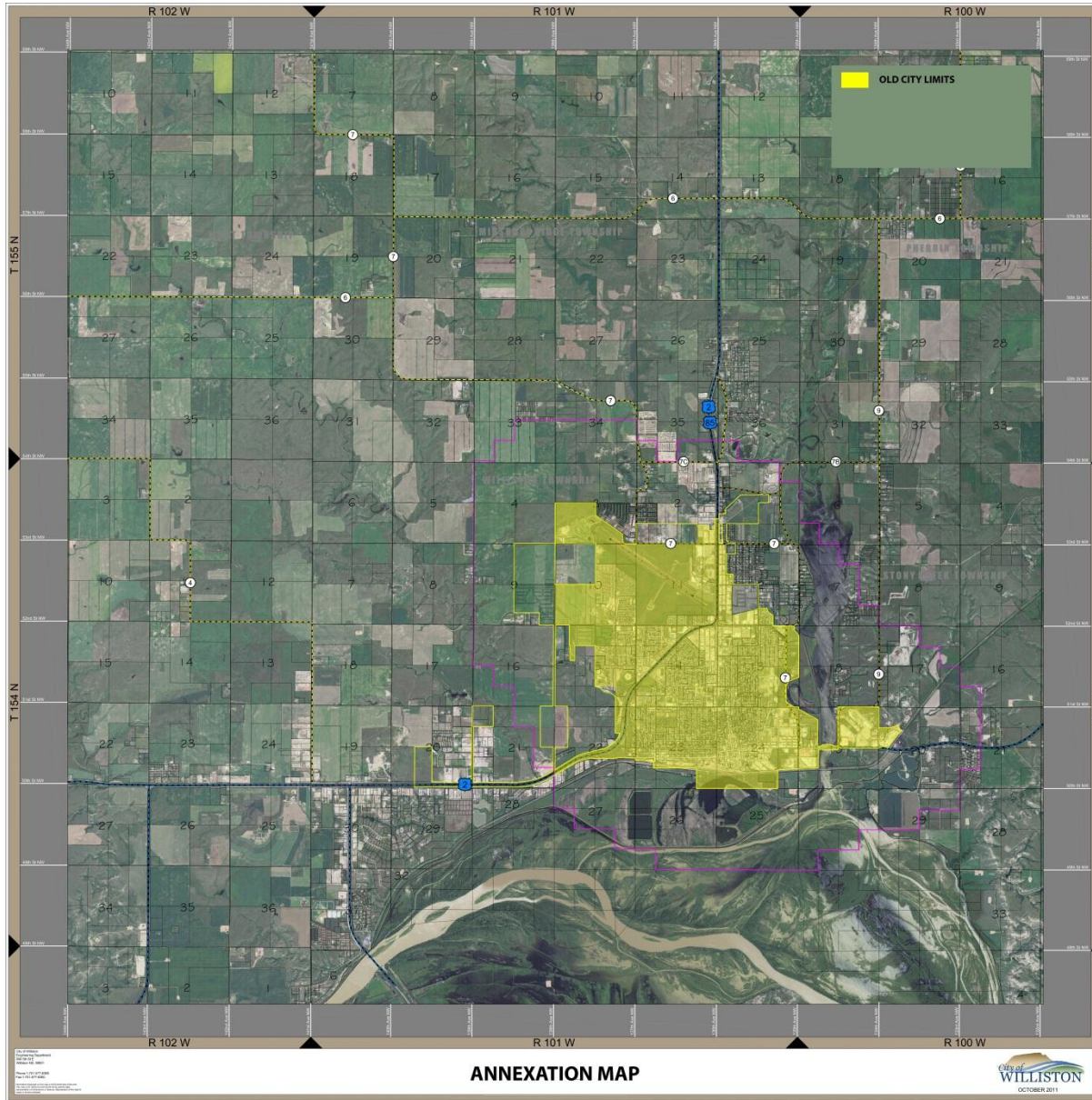
---

# EXPENDITURES

*Due to area construction inflation all of these projects have incurred expenditures above estimates that are currently City of Williston obligations.*

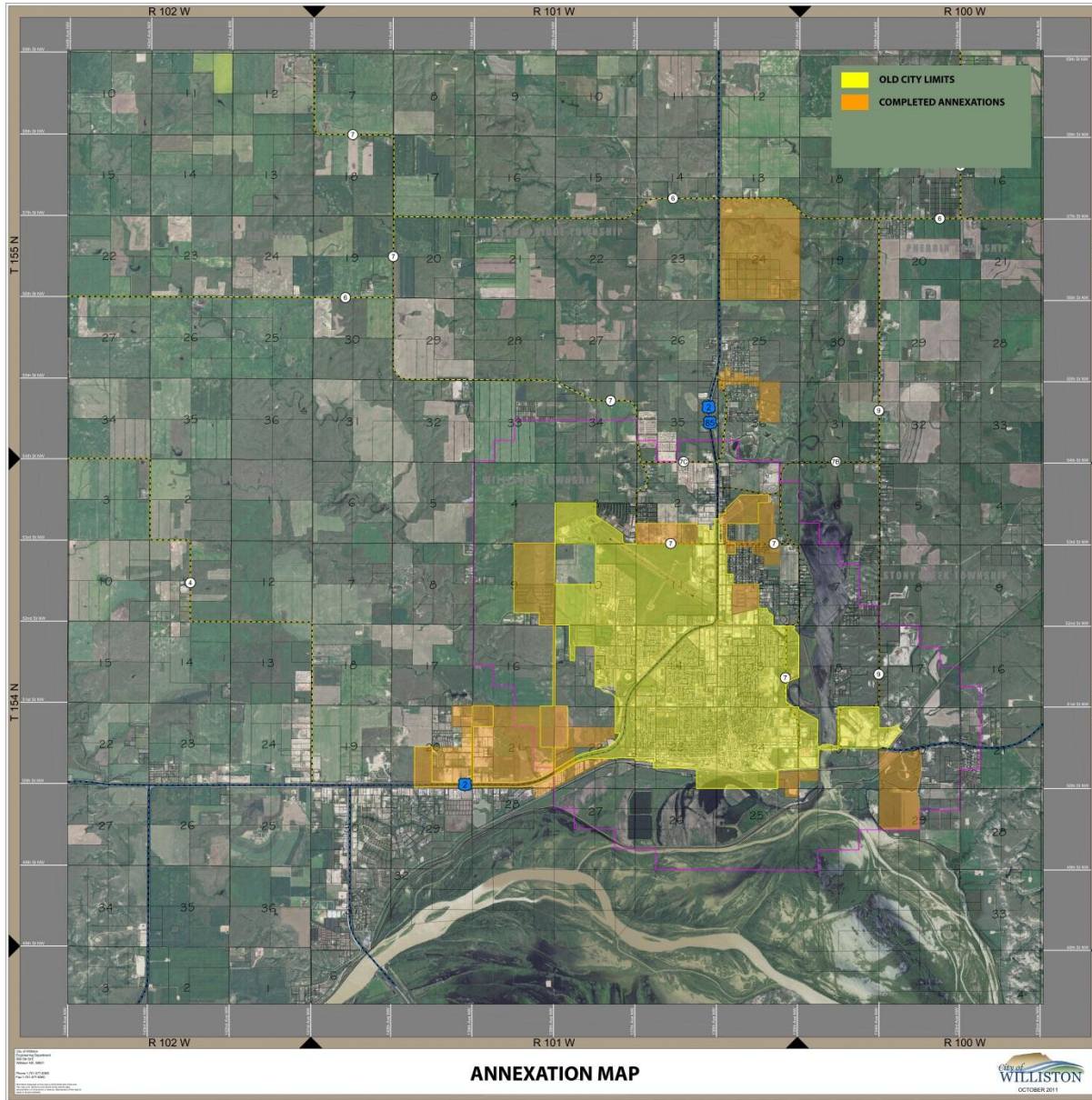


# Williston Growth Map



Old City Limits

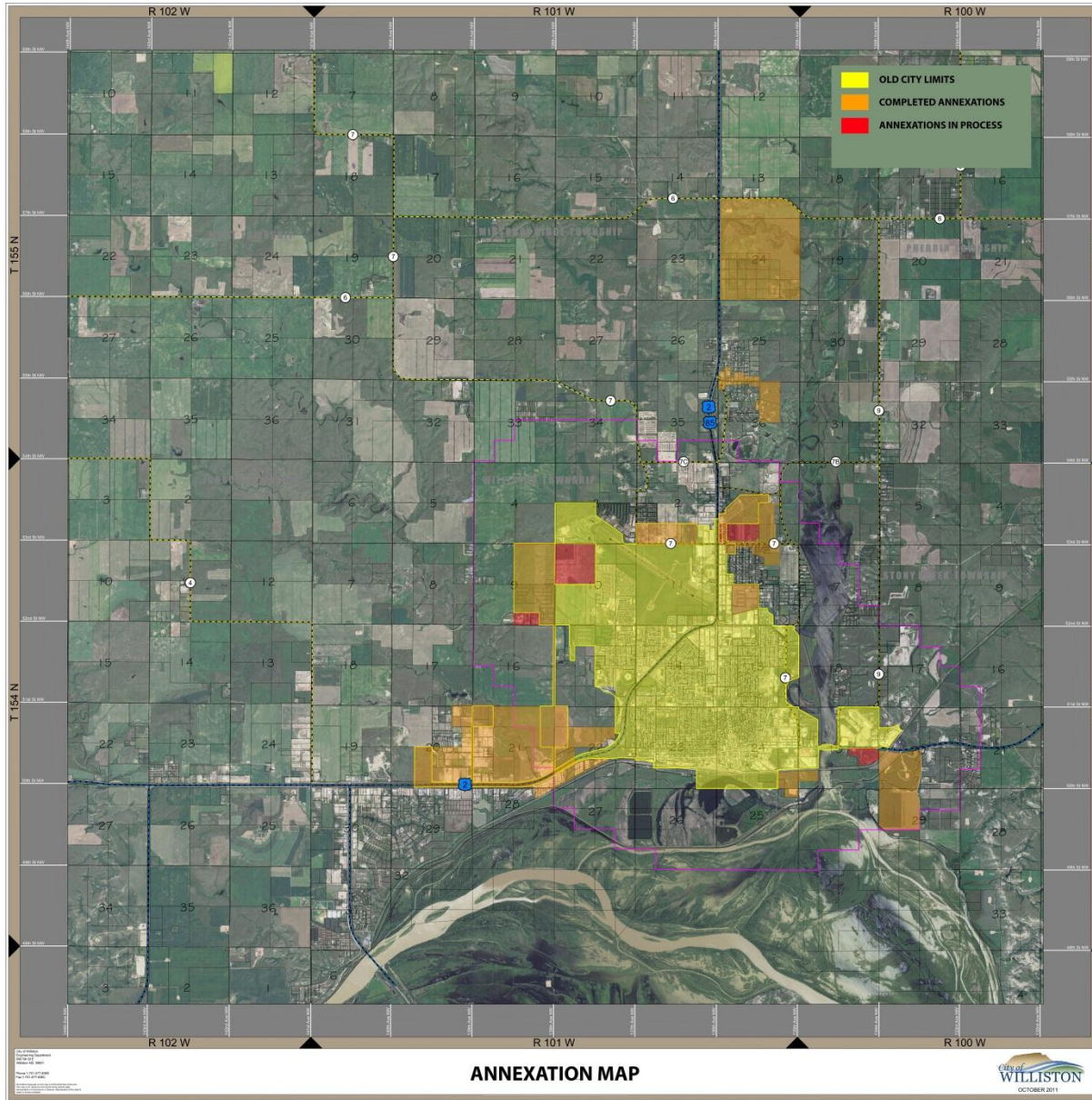
# Williston Growth Map



Completed Annexations

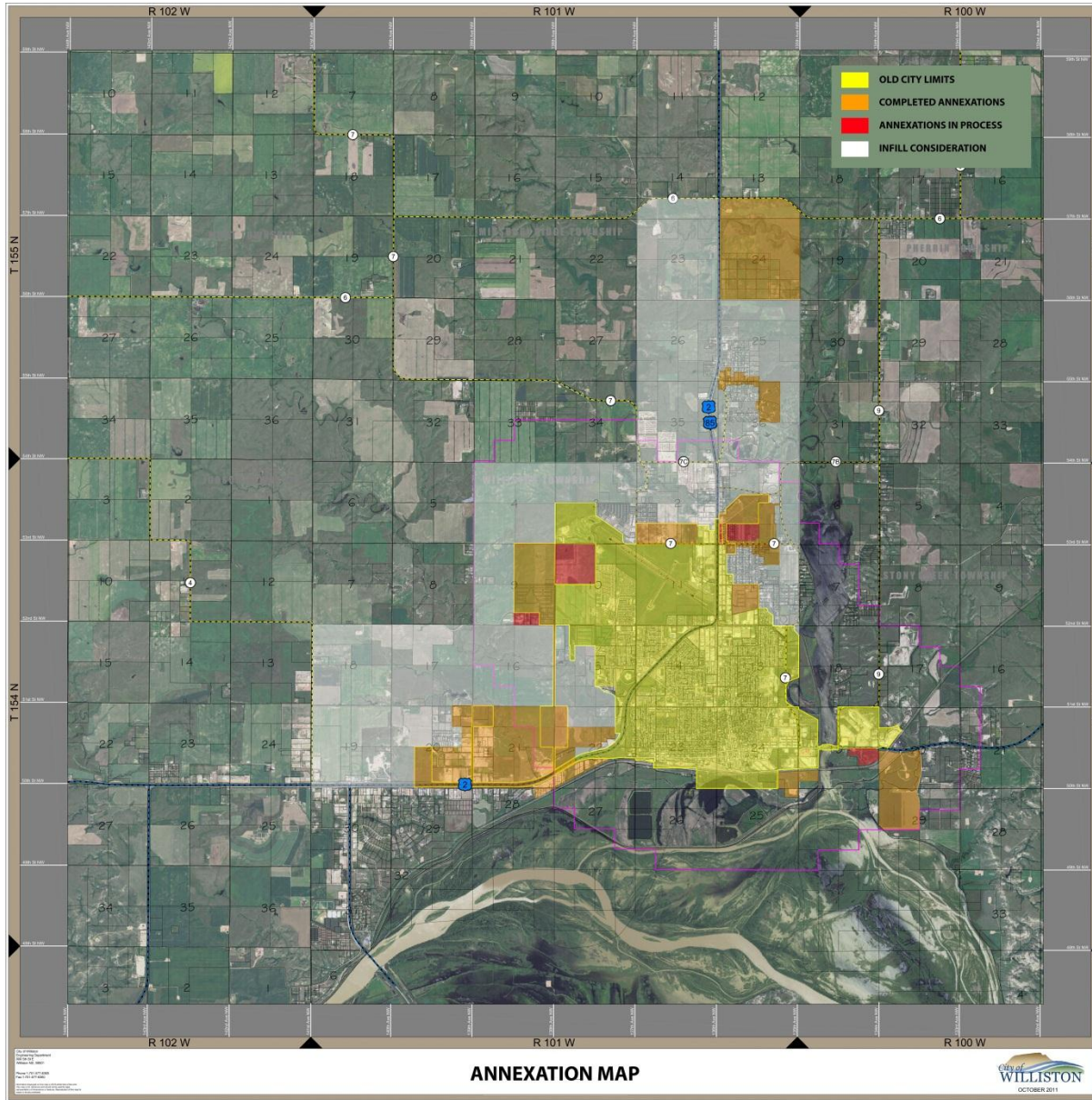


# Williston Growth Map



Annexations in Process

# Williston Growth Map



Infill Consideration



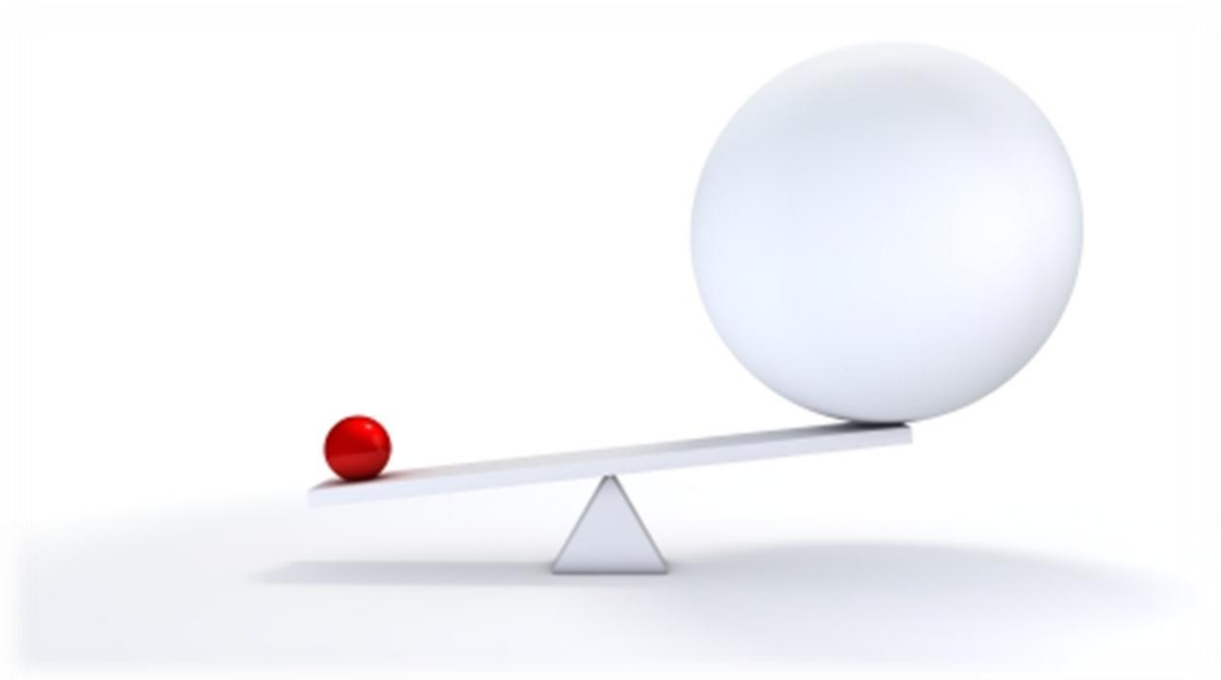
# Project Growth Summary

**In 2011 the City of Williston had eleven projects that are either in the bid, design or completion phase that have resulted in:**

- The expansion of developed residential property to accommodate an additional 3,000 housing units.
- Estimated annexation of over 1,400 acres.
  - To include:
    - 450 acres Residential
    - 660 acres Industrial
    - 300 acres Commercial/Retail
- Wastewater treatment facility upgrade.



# WHAT CHALLENGES AND IMPACTS LIE AHEAD



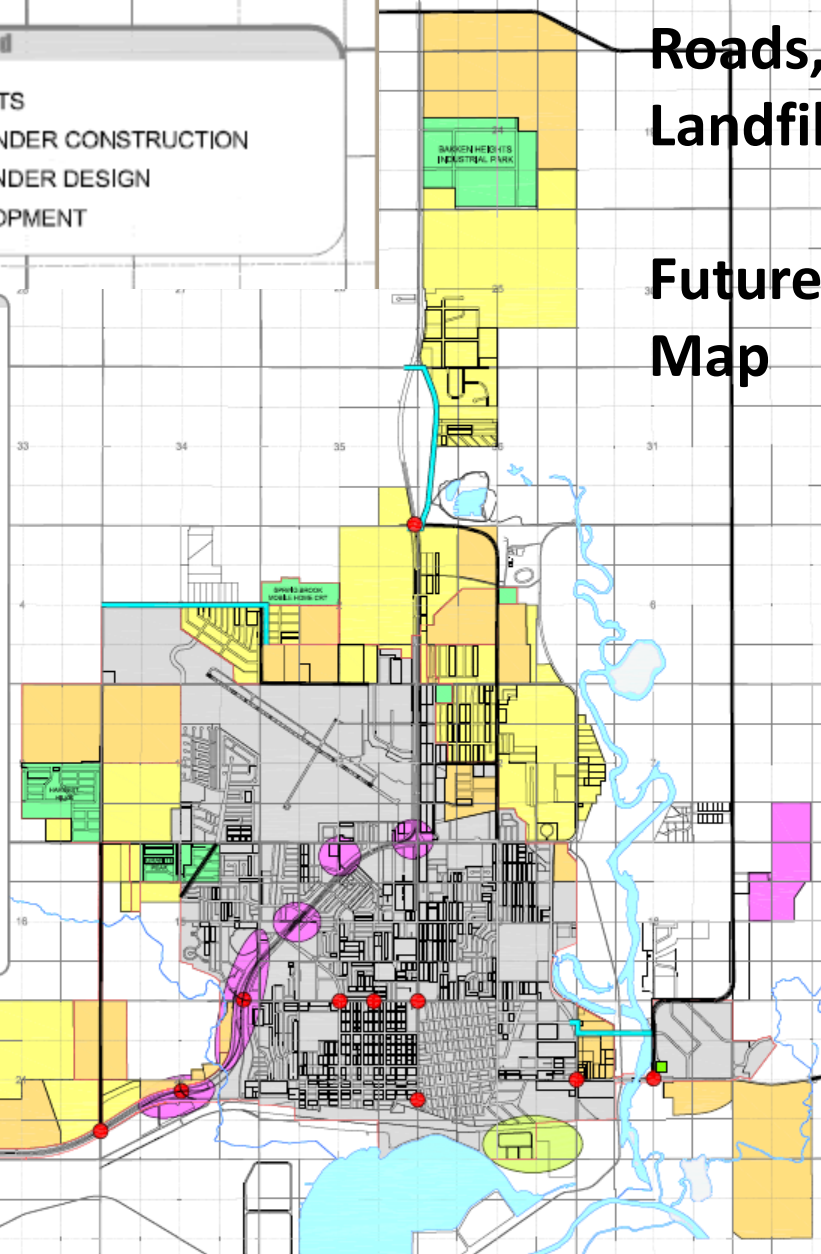
## Map Legend

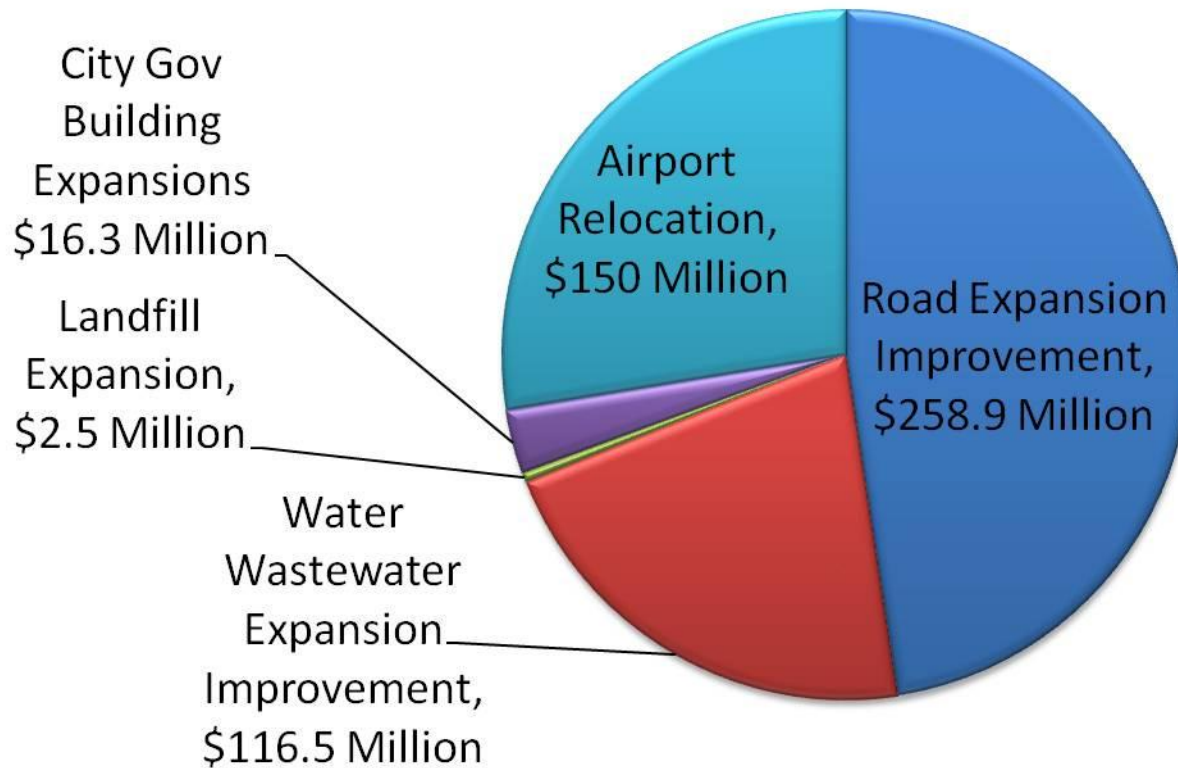
- EXISTING CITY LIMITS
- DEVELOPMENTS UNDER CONSTRUCTION
- DEVELOPMENTS UNDER DESIGN
- POTENTIAL DEVELOPMENT

# Roads, Water, Sewer and Landfill Expansions

## Future Projects Base Map

HIGHWAY IMPROVEMENTS	
West Truck Roadway Bridge	\$ 21,700,000
East Truck Roadway Bridge	\$ 63,100,000
ND 1834 Four Lane - Steep Creek to County Rd 9	\$ 4,000,000
	\$ 88,800,000
US HIGHWAY 2 & 89 INTERSECTION IMPROVEMENTS	
24th Street Intersection	\$ 2,500,000
9th Avenue West Intersection	\$ 2,500,000
11th Street/Blaine Drive Overpass	\$ 7,300,000
11th Street Intersection	\$ 5,700,000
2nd Street Intersection	\$ 2,900,000
	\$ 20,900,000
CITY STREET EXTENSIONS	
42nd Street/16th Avenue West Reconstruction	\$ 4,500,000
University Avenue Reconstruction & Extension	\$ 7,500,000
34th Street Reconstruction	\$ 1,500,000
Phonetic Drive Parkway Construction	\$ 1,500,000
52nd Avenue West Construction	\$ 6,000,000
	\$ 20,000,000
TRAFFIC SIGNALS	
US 2 & 89 at 32nd Avenue West	\$ 250,000
US 2 & 89 at 2nd Street West	\$ 250,000
US 2 & 89 at 11th Street West	\$ 250,000
US 2 & 89 at REC Road	\$ 250,000
11th Street at 9th Avenue West	\$ 250,000
11th Street at 8th Avenue West	\$ 250,000
11th Street at 2nd Avenue West	\$ 100,000
2nd Street at 2nd Avenue West	\$ 100,000
East Broadway at East Dakota Parkway	\$ 250,000
East Broadway at County Road 9	\$ 250,000
	\$ 2,200,000
MUNICIPAL SOLID WASTE LANDFILL	
Master Plan and Hydrogeologic Study	\$ 750,000
WATER DISTRIBUTION SYSTEM	
Dorham Industrial Park Water Main Connection	\$ 1,500,000
Highland Heights Water Main Connection	\$ 1,000,000
East Industrial Park Water Main Connection	\$ 1,500,000
	\$ 4,000,000
WASTE WATER COLLECTION & TREATMENT	
East Industrial Park LIFT Station Upgrade	\$ 1,000,000
Waste Water Treatment Plant Expansion	\$ 100,000,000
	\$ 101,000,000





**Total: \$ 544.2 Million**





**Identified Short Term Road Improvements: \$140 Million**

**Identified Long-term Improvements: \$118.9 Million**

**Total Surface Transportation Cost: \$258.9 Million**

# Airport expansion/relocation

Sloulin Field Airport has experienced a significant increase in activity over the past several years. **52,000** enplanements/deplanements occurred in 2011.

## Option currently being considered:

Expansion and/or Relocation cost **\$150 Million.**

- Construct an airport that is able to accommodate regional jet or larger aircraft.
- Find a site not constrained for future development.



CONNECTING THE WILLISTON BASIN  
TO THE WORLD

# City Government/Building Expansion

- Employment increase: 1994 – 82 fte /2011 – 126 fte / 2012 - 153 fte
- City of Williston Operational Costs (employee expenditures)
- 2012 - \$8,300,000

Project	Total Estimated Project Cost
Fire/ Ambulance	
26 <sup>th</sup> Ave Substation	\$2,350,000
Hwy 2 West Substation	\$2,350,000
Hwy 2 North Substation	\$2,350,000
Government Services Building Space	\$9,300,000
Subtotal	\$16,350,000

# PEOPLE



# **Longevity of Department Heads**

Monte Meiers - 27 years as Public Works Director / City Engineer

John Kautzman - 30 years as Auditor

Tom Rolfstad - 21 years as Economic Development Director

Doug Lalim - 15 years as Building Inspector

Kent Jarcik - 5 years as City Planner

Jim Lokken - 5 years as Chief of Police

Alan Hanson - 3 years as Fire Chief



# The 10 Fastest Growing Micro Area's

From April 1, 2010 to July 1, 2011

	Percent of Increase
<b>1. Williston, ND</b>	<b>8.8%</b>
2. The Village, FL	4.6%
3. Andrews, TX	4.5%
4. Dickinson, ND	4.0%
5. Dunn, NC	4.0%
6. Statesboro, GA	3.8%
7. Herber, UT	3.8%
8. Minot, ND	3.6%
9. Tifton, GA	3.3%
10. Guymon, OK	3.3%



Source: U.S.Census.gov

# Population

## Estimates:

- 2000: **12,500**
- 2010: **17,000**
- Today's Estimate:  
**20K – 25K**



# Service Population

## Williston/Williams Co. Crew Camps

Capacity & Occupancy

There is permitted capacity of over 10,000 Crew Camp units within Williston/Williams County. Combined, the population of these units is equivalent to the 10th largest city in North Dakota.

### Williston

Target North	450
Bear Paw	608
Target Cabins	90
Burke	224
Black Gold	900
Atco	200
Target Muddy River	158
Weatherford	500
Prairie Packers	90

### Tioga

Capital Lodge	2,500
Target Tioga	1,250

### Trenton

Falcon/Solsten XP	343
Moran/Roughrider Holding	604

Note: These include only Crew Camps with 90 units or more.

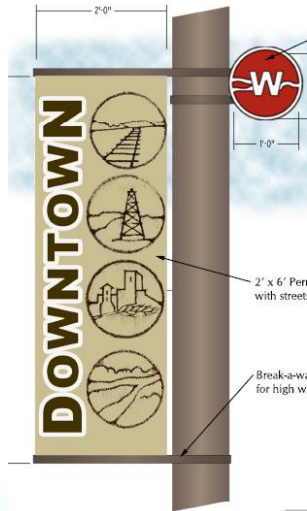




# PARTNERSHIPS

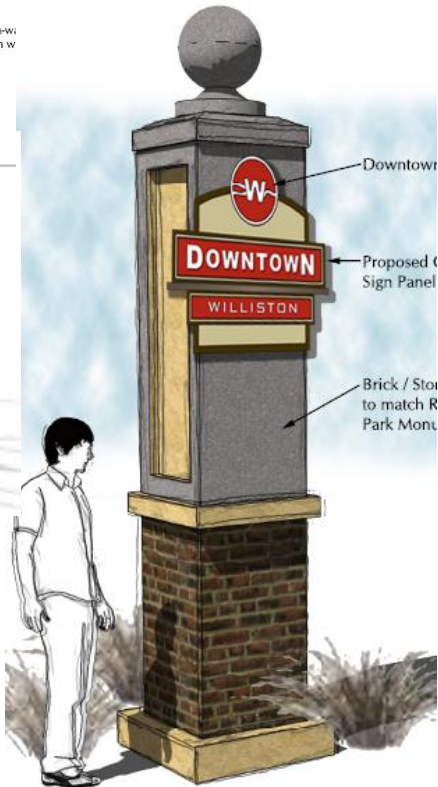


Gateway Sign Panel



## Downtown Revitalization Plan

- 30-Million Phased project

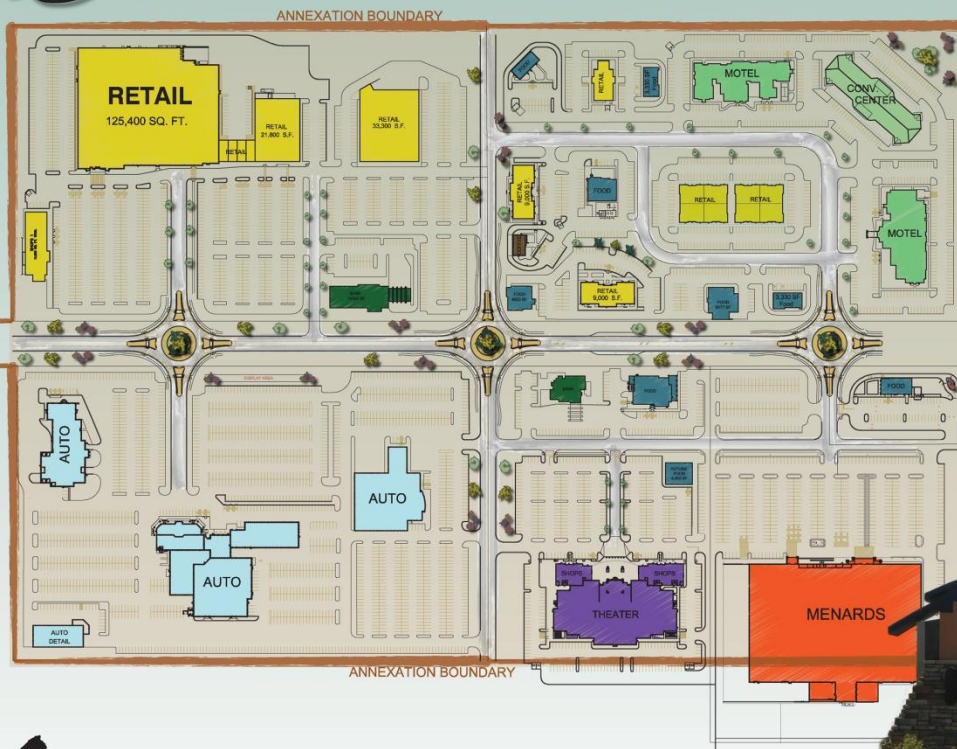


Perspective of Core Area Streetscape

*your  
lifestyle  
center*

**GP** GRANITE PEAK  
DEVELOPMENT, LLC

SANDERSON  
STEWART



*Sand Creek*  
Town Centre





## Trinity Health Clinic

- 60,000 sq foot facility
- \$10-Million



## Mercy Hospital Expansion

- 40,000 sq foot facility
- Ambulatory Care Center
- \$21 – Million towards expansions

**Flex PACE**

**Over 10 Million in  
New Business, Start-  
ups and Expansions  
Over 20 Projects**

**2011 Allocations**



**Mini-Match**  
**\$300,000 in**  
**Improvements**  
**Over 10 Projects**

**2011 Allocations**

**“Williston is turning the corner on long awaited retail development.”**

Mayor Ward Koeser

**Sand Creek  
Town Centre**

Groundbreaking  
May 10, 2012

**Chandler  
Field**

Groundbreaking  
May 15, 2012

**Building a community,  
a State, a Nation.**



**THANK YOU!**



Ward Koeser  
Mayor, City of Williston

