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# INVESTMENT IN TOMORROW

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**POPULAR ANNUAL  
FINANCIAL REPORT**

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FOR THE YEAR ENDED  
DECEMBER 31, 2023

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2023

# DEAR RESIDENTS:

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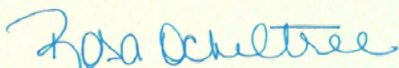
**THE CITY OF POWELL FINANCE DEPARTMENT IS PLEASED TO PRESENT ITS POPULAR ANNUAL FINANCIAL REPORT (PAFR) FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023. THE PURPOSE OF THIS REPORT IS TO PROVIDE FINANCIAL TRANSPARENCY IN AN EASY-TO-READ AND INFORMATIVE FORMAT.**

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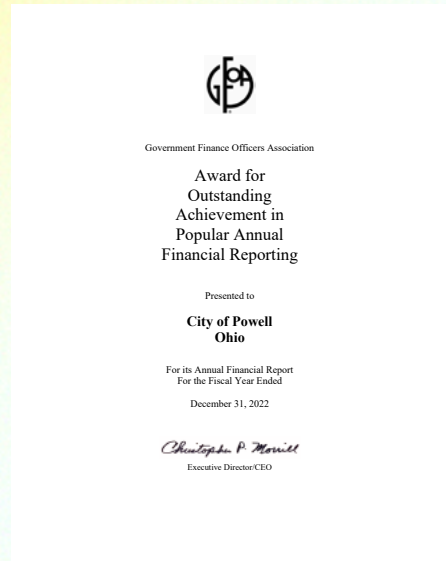
The Government Finance Officers Association of the United States and Canada (GFOA) has given the Award for Outstanding Achievement in Popular Annual Financial Reporting to the City of Powell for its PAFR for the fiscal year ended December 31, 2022.

This report is a simplified and condensed version of the City's Annual Comprehensive Financial Report (ACFR). The City of Powell PAFR is unaudited and presented on a GAAP basis unless otherwise noted. The purpose of the PAFR is to provide summarized financial data to increase awareness and knowledge of the City's operations. We believe our citizens deserve transparency when it comes to investing limited tax dollars. This report is designed to help you gain a better understanding of the City's resources and how we put to use your tax dollars. I hope this report provides you with an opportunity to learn and participate in the City's financial activities. For more detailed financial information, please visit the City's website at **[www.cityofpowell.us](http://www.cityofpowell.us)**.

Sincerely,



FINANCE DIRECTOR



**Andrew White**  
CITY MANAGER



**Rosa Ocheltree**  
FINANCE DIRECTOR  
(APPOINTED)

# CITY AT A GLANCE

**4,624**

TOTAL HOUSEHOLDS

**\$159,368**

HOUSEHOLD INCOME

**\$520,000**

MEDIAN HOME VALUE

YEAR	Individual					Business		TOTAL INCOME TAX
	INCOME TAX RATE	WITHHOLDING	% OF TOTAL	NON-WITHHOLDING	% OF TOTAL	NET PROFITS	% OF TOTAL	
2021	0.75%	3,025,579	40.2	3,936,887	52.4	556,724	7.4	7,519,190
2022	2.00%	8,405,079	62.3	4,217,209	31.2	875,911	6.5	13,498,199
2023	2.00%	10,303,927	61.8	4,606,024	27.6	1,751,474	10.5	16,661,424

## Operational Indicators

### Public Safety

Traffic Citations	149
Arrests	59
Accidents	158

### Parks and Leisure

Programs offered	541
Program registrations	2,905

### Public Services

Snow accumulation per winter season (inches)	6.4
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### General Government

#### Community Affairs Dept.

Number of City sponsored events	24
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### Community Environment

#### Building Dept.

Single-family building permits issued	68
Remodeling permits issued	515

Commercial building permits issued	133
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#### Development Dept.

Number of Planning & Zoning Projects Reviewed	17
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Number of Board of Zoning Projects Reviewed	9
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Number of Historical Downtown Projects Reviewed	4
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#### Engineering Dept.

Number of Engineering Plan Approvals	9
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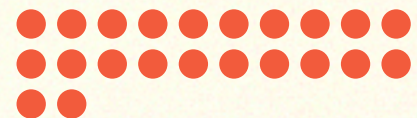
Number of Conditional Inspection Approvals	81
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Number of Final Inspection Approvals	153
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## City Staff

2023

PUBLIC SAFETY - 22



PARKS AND RECREATION - 5.5



COMMUNITY ENVIRONMENT- 9



PUBLIC SERVICES - 7



GENERAL GOVERNMENT - 11.5

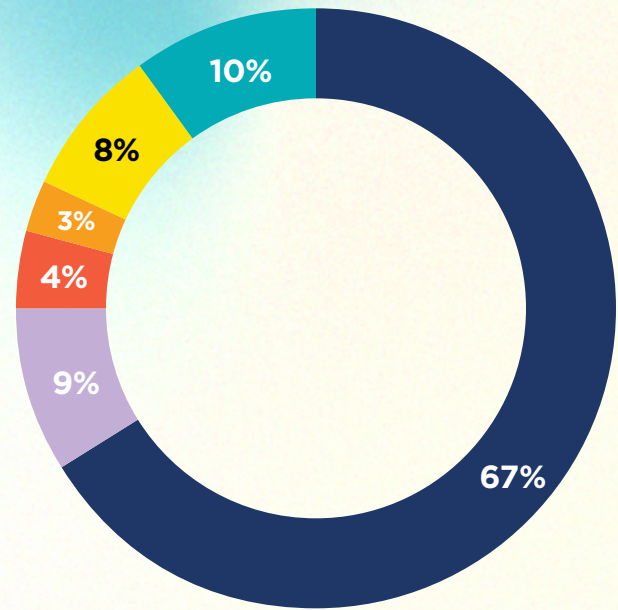


**TOTAL - 55**

# WHERE THE MONEY COMES FROM

## REVENUES - GOVERNMENTAL ACTIVITIES

The City relies on various funding sources to deliver services to residents and businesses. The chart below shows, for 2023, income taxes are the most important source, accounting for 67% of revenue. This highlights the need for a strong local tax base to maintain our most critical funding stream. Other Revenues increased by 48%, or \$867,499, compared to 2022. This difference is primarily due to the performance of the City’s investment portfolio. It’s important to note the decrease in operating grants, primarily due to less grant funding received by the City in 2023. The City continues to explore grant opportunities in support of government activities.



	2023	2022	2021
<b>Income taxes</b>	\$ 18,118,496	\$ 15,483,675	\$ 7,874,916
<b>Property and Other Taxes</b>	\$ 2,315,111	\$ 2,573,841	\$ 2,676,209
<b>Charges for Services</b>	\$ 997,233	\$ 1,121,545	\$ 1,278,003
<b>Operating Grants and Contributions</b>	\$ 892,660	\$ 943,150	\$ 1,010,061
<b>Capital Grants and Contributions</b>	\$ 27,648	\$ 346,672	\$ 19,655
<b>Development Charges</b>	\$ 2,116,798	\$ 2,213,614	\$ 7,337,398
<b>Other Revenues</b>	\$ 2,662,860	\$ 1,795,361	\$ 971,754
<b>Total</b>	<b>\$ 27,130,806</b>	<b>\$ 24,477,858</b>	<b>\$ 21,167,996</b>

### 2022-2023 Difference

**\$2,634,821**

**17%**

**INCOME TAXES**

**\$319,024**

**-92%**

**CAPITAL GRANTS AND CONTRIBUTIONS**

**\$867,499**

**48%**

**OTHER REVENUES**

# INCOME TAXES: THE CITY'S MAIN FUNDING SOURCE

**INCOME TAXES ARE THE BIGGEST SOURCE OF INCOME FOR THE CITY. THESE TAXES COME FROM THREE MAIN SOURCES:**

- 1 Employee Withholdings:** Taxes withheld from the paychecks of people who work in the City, regardless of where they live.

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- 2 Resident Income Taxes:** Taxes paid directly by residents on their income earned anywhere.

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- 3 Business Net Profits Taxes:** Taxes paid by businesses operating in the City on their net profits.

## UNDERSTANDING INCOME TAX PAYMENTS

In most cases, people pay income taxes to the city where they work first, and then to the city where they live (if different). While other cities may not offer the same courtesy, Powell offers a credit of up to 2.0% for income taxes already paid to your work city.

## WHY WITHHOLDINGS ARE A MAJOR SOURCE

Powell is a vibrant community with a strong local economy. This is why a significant portion of the City's income tax revenue comes from employee withholdings, which includes both residents and non-residents working in Powell. The table below (cash basis) shows this breakdown, with approximately 62% coming from withholdings and 11% from business taxes.

**POWELL'S  
INCOME  
TAX RATE:**

**2%**

## INCOME TAX COLLECTIONS

	2023	2022	2021
<b>Withholding</b>	\$ 10,303,927	\$ 8,405,079	\$ 3,025,579
<b>Individual</b>	\$ 4,606,024	\$ 4,217,210	\$ 3,936,887
<b>Net Profit</b>	\$ 1,751,474	\$ 875,911	\$ 556,724
<b>Total</b>	<b>\$ 16,661,425</b>	<b>\$ 13,498,200</b>	<b>\$ 7,519,190</b>

# UNDERSTANDING HOW PROPERTY TAXES WORK

Property taxes are another important source of revenue for local governments, including Powell. These taxes are calculated based on a mill levy rate, which represents the amount charged per \$1,000 of a property's taxable value. For example, a 10 mill levy would result in a tax of \$10 for every \$1,000 of taxable value.

## DISTRIBUTION OF PROPERTY TAXES

Property taxes collected in Powell are distributed to various entities, with the school district receiving the largest portion. Less than \$0.02 of every dollar of property tax paid supports City operations. The numbers to the right depict the annual tax impact on the owner of a \$400,000 home in the City of Powell.

The Delaware County Auditor's office determines property values and calculates the amount of tax owed. The Delaware County Treasurer's office then collects these taxes and distributes them to the appropriate jurisdictions, including Powell and the school district.

## ADDITIONAL LEVIES

Some levies may be designated for specific purposes beyond general operations. The funds collected for these levies must be used for their designated purposes and approved by voters.



# WHERE THE MONEY GOES

## EXPENSES - GOVERNMENTAL ACTIVITIES

Powell’s governmental activities account for most basic services provided by the City’s various departments. Expenses are reported at the function level which describes the primary purpose of the expense. Within each function, the expenses of one or more City departments are reported. Total expenses reported for governmental activities in 2023 increased by 22% compared with 2022. General Government expenses increased significantly in comparison with prior years. This increase is due primarily to Pension and Other Post-Employment Benefits (OPEB) accruals.



	2023	2022	2021
<b>Public Safety</b>	\$ 3,979,781	\$ 3,433,889	\$ 3,392,191
<b>General Government</b>	\$ 3,946,667	\$ 2,744,867	\$ 3,008,022
<b>Public Services</b>	\$ 1,097,324	\$ 1,569,182	\$ 1,663,392
<b>Parks and Recreation</b>	\$ 1,683,136	\$ 1,454,268	\$ 1,017,655
<b>Community Development</b>	\$ 1,264,099	\$ 791,912	\$ 542,641
<b>Public Works</b>	\$ 392,226	\$ -	\$ -
<b>Interest Expense</b>	\$ 352,431	\$ 443,011	\$ 656,219
<b>Total Governmental Activities</b>	<b>\$ 12,715,664</b>	<b>\$ 10,437,129</b>	<b>\$ 10,280,120</b>

### 2022-2023 Difference

**\$1,201,800**

**44%**

**GENERAL  
GOVERNMENT**

**\$545,892**

**16%**

**PUBLIC  
SAFETY**

**\$472,187**

**60%**

**COMMUNITY  
DEVELOPMENT**

# GENERAL FUND ANALYSIS

The General Fund is the City’s primary operating fund. It accounts for the majority of all financial activity and pays almost all personnel costs of employees, as well as day-to-day operating expenditures with the exception of those associated with street maintenance and repair. In 2023, the General Fund accounted for approximately 78% of the total government fund revenue and approximately 58% of governmental fund expenditures. These numbers are presented using the modified accrual basis of accounting, which means that revenues are only accrued when measurable and available, in this case, within 31 days of year-end. Approximately 90% of the City’s General Fund revenue is derived

from three sources: Income Taxes, Property and Other Taxes, and Intergovernmental. The charts on this page show the classifications of revenues and expenditures in the General Fund.

The most significant change in General Fund revenues between 2023 and 2022 was a \$2.7 million increase in Income Taxes. This increase was the result of a strong work base within the City limits.

Total General Fund expenditures increased by \$3 million in 2023 in comparison with 2022. This increase can be attributed to the use of federal American Recovery Plan Act funds to subsidize public safety expenditures in 2022.

REVENUES BY CATEGORIES	2023	2022	2021
Property and Other Taxes	\$ 738,189	\$ 688,823	\$ 715,746
Income Taxes	\$ 17,208,019	\$ 14,473,256	\$ 7,796,395
Intergovernmental	\$ 401,466	\$ 411,637	\$ 377,312
Licenses and Permits	\$ 539,881	\$ 754,726	\$ 780,800
Fines and Forfeitures	\$ 1,026	\$ 1,374	\$ -
Charges for Services	\$ 40,034	\$ 24,419	\$ -
Investment Earning	\$ 1,454,921	\$ (396,807)	\$ 19,113
Miscellaneous	\$ 86,411	\$ 61,477	\$ 67,108
<b>Total Revenues</b>	<b>\$ 20,469,947</b>	<b>\$ 16,018,905</b>	<b>\$ 9,756,474</b>

EXPENDITURES BY FUNCTION	2023	2022	2021
Public Safety	\$ 3,496,555	\$ 1,897,371	\$ 3,221,425
General Government	\$ 3,513,433	\$ 2,697,192	\$ 2,943,445
Public Services	\$ 1,021,174	\$ 622,815	\$ 590,389
Parks and Recreation	\$ 588,841	\$ 560,816	\$ 412,051
Community Development	\$ 1,263,057	\$ 1,100,501	\$ 1,213,008
<b>Total Governmental Activities</b>	<b>\$ 9,883,060</b>	<b>\$ 6,878,695</b>	<b>\$ 8,380,318</b>

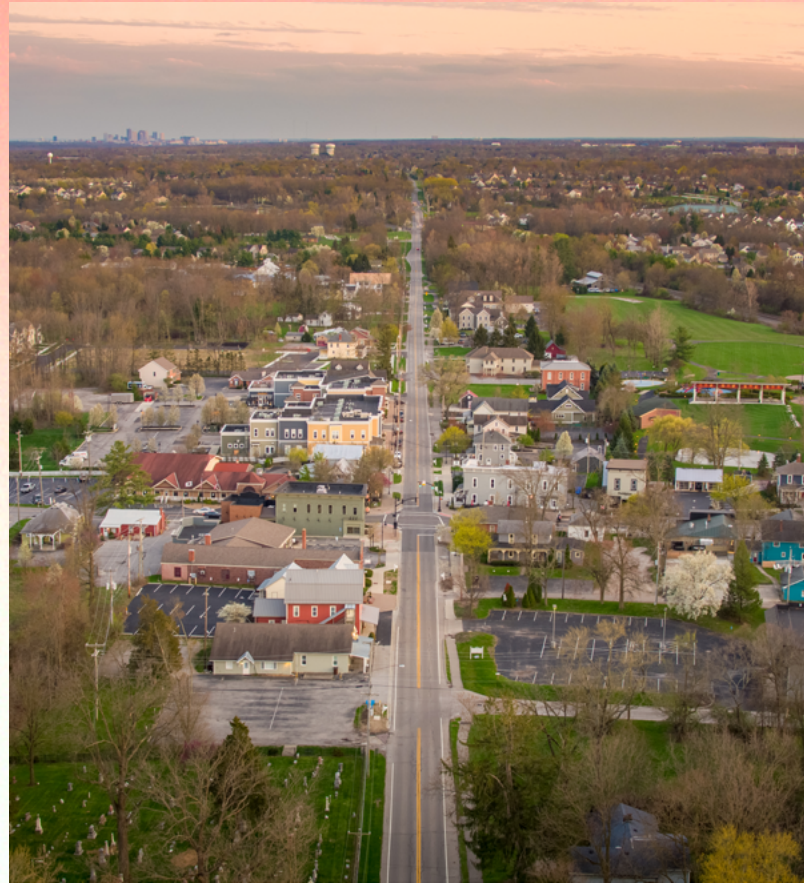


# OUTSTANDING DEBT

The repayment of debt is primarily funded using Property and Other Taxes that have been set aside for capital investments or its related debt and Development Charges. Ohio Law limits the amount of outstanding debt allowed to 10.5% of the taxable value of property. In 2023, the assessed value of the City of Powell property was \$690,360,690.

The City’s general obligation debt, less amounts set aside for debt repayment, represents just 1.46% of the assessed taxable value of property.

The table below provides a summary of the type and amount of debt outstanding. The chart below provides the balance of bonds and loans payable outstanding.



<b>OUTSTANDING DEBT - ACTUAL</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
General Obligation Bonds	\$ 14,641,041	\$ 12,377,525	\$ 10,095,959
Direct Borrowings	\$ 825,000	\$ -	\$ -
<b>Total Debt</b>	<b>\$ 15,466,041</b>	<b>\$ 12,377,525</b>	<b>\$ 10,095,959</b>

<b>OUTSTANDING DEBT - PROJECTED</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
General Obligation Bonds	\$ 7,700,359	\$ 5,571,642	\$ 3,736,642
Direct Borrowings	\$ -	\$ -	\$ -
<b>Total Debt</b>	<b>\$ 7,700,359</b>	<b>\$ 5,571,642</b>	<b>\$ 3,736,642</b>

# CAPITAL IMPROVEMENTS

The Capital Improvement Plan (CIP) guides the construction and major enhancements of City infrastructure and facilities. It constitutes a critical component in the City’s system of planning, monitoring, and managing municipal activities. This system links together a single process for an annual cycle of planning, budgeting, implementation, and quality assessment activities. Overall direction is established by the City Council’s vision and strategic plan; these, together with the Council priorities, guide the five and one-year plans. The actual implementation of the City’s plans is accomplished through the budget and the Capital Improvement Program. This process coordinates service delivery and assures that each City service and facility provided contributes to the City’s long-term vision.

The 2023 CIP had a total capital request of \$2,414,090 across 10 projects.

For detailed information, visit: [FY23 Projects | 2023 Budget \(cleargov.com\)](#)

## Pickleball Courts @ Adventure Park

(Expected to be completed in 2024)

**PROJECT ESTIMATED COST:**  
**\$1,040,393**

Pickleball is the fastest-growing sport in the US, with a large and passionate player base. Pickleball offers accessible exercise options for people of all ages and abilities. We have heard from the community about the need for additional Pickleball courts in Powell. As part of Powell 2.0, we were able to reserve funding within the CIP for the construction of 8 new Pickleball Courts at Adventure Park.

### SCHEDULE:

**2023** - Design (completed)

**2024** - Construction (In-Progress)

## 2023 Street Maintenance Program

**PROJECT ESTIMATED COST:**  
**\$1,953,117**

The Program included the full depth asphalt pavement reconstruction, asphalt milling and overlay, concrete sidewalk/curb ramp improvements, spot curb replacement, crack sealing, reclaimite asphalt rejuvenator application, asphalt path improvements, pavement markings, and other associated items.

### STREETS INCLUDED IN THE 2023 STREET AND PATH MAINTENANCE AND REPAIR PROGRAM:

- **Pavement Reconstruction:** Fox Run, Cedarbend Court, Glenworth Court, E. Case Avenue (spot repair), Gateway Lane (spot repair), Coldwater Drive (spot repair), and Kelly’s Court
- **Mill and Fill:** Retreat Lane, Partridge Bend, Church Court, Blue Water Drive, Blue Water Court, Blue Water Loop, and Robin Hill Court
- **Route and Crack Seal:** Partridge Bend, Eagle Ridge, Quails End, Raven Spur, and Coldwater Drive
- **Bike Trail Reconstruction:** Smokewood Drive, Seldom Seen Park South, Seldom Seen Park North, Village Ridge Court, and Liberty Road

# ECONOMIC DEVELOPMENT INITIATIVES

The City of Powell is a vibrant community with over 1,300 businesses and 14,000 residents. It offers a charming downtown district, easy access to Columbus, and a welcoming environment for businesses of all sizes. The city actively encourages innovation and welcomes startups, regional companies, and national retailers. The City works with the Powell Development Corporation (PDC) to attract and support businesses. The PDC promotes economic development by assisting businesses in various sectors. In 2023 City Council created the Downtown Community Reinvestment Area (CRA). By its establishment, developers may enter into a CRA agreement to receive an exemption from taxation for the construction and remodeling or new development within the CRA boundaries.

## WHAT'S NEW IN THE CITY

The City welcomed several new businesses and many commercial and residential developments during 2023. Notable projects include Encore Park, Starbucks, and COhatch.



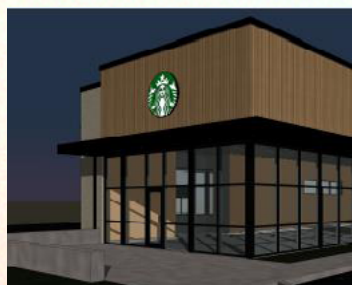
### Encore Park

Located at 205 Depot St., this residential development will include 19 single-family homes along a new public street and a .67-acre open space.



### OSU Wexner Medical Center

City Council approved an amended final development plan for the construction of the highly-anticipated Ohio State University Wexner Medical Center facility. The facility is on 30 acres of land at 7071 Sawmill Parkway and includes an ambulatory care center and medical office building.



### Planned Commercial District/Starbucks

City Council approved a preliminary and final plan for a Starbucks to be constructed on the southwest corner of Home Road and Woodcutter Drive. The cafe will bring new employment opportunities

to the area and serve as a convenient amenity for existing businesses. This drive-thru coffee shop will fill a retail gap in the Home Road and Sawmill Parkway market. The surrounding area boasts a strong customer base with the new Delaware County District Library, the upcoming OSU Wexner Medical facility, Olentangy Schools, and established residential neighbor.

# GLOSSARY

## **Income Taxes**

Revenues received from a 2% income tax levied on substantially all income earned within the City by residents, businesses, and employees of businesses in the City.

## **Property and Other Taxes**

Revenues received from the City's portion of the taxes due on real property and public utilities, Tax Increment Financing (TIF) Districts, and motor vehicle license taxes. The City assessed a property rate of \$10.15 per \$1,000 of assessed valuation. Owners within a TIF District must pay amounts equal to the property taxes that would have been assessed had the TIF District not been established.

## **Charges for Services**

Revenues received related to charges billed to users of various City services. These can include fines and forfeitures, cable franchise fees, building permits and facility rentals.

## **Operating Grants and Contributions**

Revenues received from intergovernmental sources that are restricted for operations. These include amounts received from the State of Ohio related to gas tax and motor vehicle license fees.

## **Capital Grants and Contributions**

Revenues received from various sources that are restricted for capital projects. These include amounts received from the State of Ohio and development partnerships.

## **Development Charges**

Revenues received from community development charges related to residential and nonresidential development within the City.

## **Other Revenues**

Revenues received such as unrestricted intergovernmental grants for local government support, investment earnings, and other miscellaneous income.



**Contact the city of Powell:**

City of Powell  
47 Hall Street  
Powell, Ohio 43065

**[www.cityofpowell.us](http://www.cityofpowell.us)**

614-885-5380



@cityofpowell