



CITY OF PICKERINGTON

FINANCE COMMITTEE CITY HALL, 100 LOCKVILLE ROAD WEDNESDAY, OCTOBER 8, 2025

REGULAR MEETING AGENDA 7:00 P.M.

1. ROLL CALL
2. APPROVAL OF MINUTES OF SEPTEMBER 3, 2025, REGULAR MEETING
3. COMMUNITY COMMENTS
4. FINANCE DEPARTMENT
 - A. Finance/IT Director's Report
 - B. Review and request for a motion to approve an ordinance amending the 2025 appropriation, ordinance 2024-22
5. HUMAN RESOURCES DEPARTMENT
 - A. Human Resources Director's Report
6. DEVELOPMENT DEPARTMENT
 - A. Development Director's Staff Report
7. CHAIRMAN
8. OTHER BUSINESS
9. MOTIONS

10. ADJOURNMENT

SUBJECT:

APPROVAL OF MINUTES OF SEPTEMBER 3, 2025, REGULAR MEETING

Attachments

Draft Finance Minutes 2025-09-03

DRAFT



CITY OF
PICKERINGTON

FINANCE COMMITTEE
CITY HALL, 100 LOCKVILLE ROAD
WEDNESDAY, SEPTEMBER 3, 2025

REGULAR MEETING MINUTES
7:00 P.M.

1. ROLL CALL

Mr. McCracken called the meeting to order at 7:00 P.M.

Present: Mr. McCracken, Mrs. Sanders, Mrs. Hicks, Mrs. Rohaly, Mr. Kemper,
Mr. Derksen, Mr. Wisniewski (arrived at 7:01 P.M.)

Others Mayor Gray, Greg Butcher, Chris Schornack, Heather Moore, Scott Stornes,
Present: David Conley, Emily Cannon

2. APPROVAL OF MINUTES OF AUGUST 6, 2025, REGULAR MEETING

Moved by Mrs. Rohaly to approve, seconded by Mrs. Hicks

Yes: Mrs. Hicks, Mrs. Sanders, Mr. Derksen, Mr. Kemper, Mr. McCracken,
Mrs. Rohaly

6 - 0 Passed

3. COMMUNITY COMMENTS

A. David Conley with Rockmill Financial presenting the Financial Sustainability Plan

Mr. Conley stated he is the President of Rockmill Financial and the City's Financial Consultant/Financial Advisor and was here tonight to present the draft Financial Sustainability Policy. He stated that two years ago, the City of Pickerington was upgraded to a rating of Aa1, and coming out of the rating process a discussion was started about developing a tax policy or sustainability plan so that elected officials and administration would understand the general philosophy and desires of the City. Mr. Conley stated that the purpose of the plan is to establish clear targets and guidelines for generating revenue and to create a long-term plan that minimizes or eliminates the need for requests for new revenue. Mayor Gray stated he would like to point one thing out in the document that he thinks it is important for everybody to understand, and it is under the Benchmark and Measurements Target section item 2, which says establish a period of at least 40 years from the date of the last new money levy before

requesting an increase in City taxes. He continued that 40 years seems like a long time, but we are already 24 years into that 40-year timeframe and this is doable if we just continue to do what we are doing. He stated that income tax increases with income, it is not what is coming in, it is what is going out and this document goes through those and the priorities. He stated that it does not mean that if an increase is needed, we would not evaluate and figure out options.

Mr. Wisniewski stated he was curious about where we measure and how it is communicated to the residents, because right now this looks like a lot of fluff. Mr. Conley stated that under the Benchmarks Report, it states that the Finance Director will prepare the Benchmark Report at least biennially and that report has specific data such as a general funds sensitivity analysis, the five-year forecast, income and property tax comparison, and key historical and current demographics. He continued that not only are you getting reports, the document says that if you have concerns about those reports or any of the data that is in it, you can instruct the Finance Director and City Manager to come back with solutions and/or answers to those concerns. Mr. Wisniewski stated that the income and property tax comparison would strictly be for city taxes and not overall taxes that our residents are paying as a community. Mr. Conley stated that there is a report that is just city taxes and another report that combines the City with the School District and you can add in the Township as well. Mr. Butcher stated that a great deal of time was put into establishing metrics and there are a number of metrics in the policy that can be evaluated and analyzed. Mr. Conley stated that this policy is intended to be a 100-year policy and, since it is a requirement for Council to have the data every two years, you will know how the community has changed before there is a problem. Mr. McCracken asked if there was a specific date that Council would receive the report. Mr. Schornack stated it is 60 days after fiscal year-end.

Mr. Derksen asked what other tangible factors go into the rating to be boosted up to Aaa. Mr. Conley introduced Emily Cannon with PNC to answer Mr. Derksen's question. Ms. Cannon stated those factors are material, economic, and tax base expansion. Mr. McCracken asked if there was any information on our median income. Mr. Conley stated he did not have that information in front of him, but we have one of the highest in the region outside of New Albany, Bexley and Arlington. Mayor Gray clarified that they typically do not move entities up two rating grades at a time.

Mr. Conley stated that the policy is written on what we know today, but it does have the flexibility for you to turn and go in a different direction and there are some of those fluffy words in there to give you that space to navigate the real world. He continued that it is written to be very clear about the intended goals and behaviors as a result of the items that we are tracking.

Mr. Kemper asked where we stand right now on the benchmarks and measurement targets, specifically in the general fund balance. Mr. Schornack stated that we are over 500 days of cash in the general fund balance.

Mr. McCracken invited Mr. Conley and Ms. Cannon to come back to a future Finance Committee meeting after the Committee members have had time to review the draft policy.

4. FINANCE DEPARTMENT

A. Finance/IT Director's Report

Mr. Schornack highlighted items on his written report as follows: investment earnings are ahead of last year, we had 26 new residential impact fee permits and we have met our 100 goal with 101 for the year, income tax receipts are up for the month and year, and utility billing is right on target.

Mr. McCracken asked for the total of our rainy day fund. Mr. Schornack stated it was about \$22,000,000 and we will probably end 2025 with \$23,000,000 to \$24,000,000. Mr. McCracken asked if we anticipate growing that fund over the next few years. Mr. Schornack stated that we have \$70,000,000 in total investments, so he does see us continuing to increase fund balances and reserves.

Mr. Wisniewski asked if there are any concerns about the bill at the state level regarding inside millage and how that might affect us. Mr. Schornack stated there is always concern that it could impact us. He stated that it would potentially be a hit of roughly \$2,000,000.

- B. Review and request for a motion to approve a draft ordinance amending the 2025 appropriation, ordinance 2024-22

There were no appropriations.

5. HUMAN RESOURCES DEPARTMENT

- A. Human Resources Director's Report

Mr. Butcher stated he would answer any questions regarding Mrs. Cheney's written report. Mr. Kemper asked if the Service Technician role was listed on the website. Mr. Butcher stated he believes it is and, if not, it is posted on Indeed.

6. DEVELOPMENT DEPARTMENT

- A. Development Director's Staff Report

Mr. Butcher stated he would answer any questions regarding Mr. Gulden's written report. Mr. McCracken asked for an update on OrthopedicOne. Mr. Butcher stated OrthopedicOne had some structural issues internally, and they just re-engaged last week and indicated they will be moving forward the first half of 2026. Mr. Kemper asked if that process would start completely over as far as going through the Planning & Zoning Commission. Mr. Butcher stated that they have all of their approvals, but we may have to revisit some of the procedural items.

Mr. Kemper inquired when Meijer is expected to start construction. Mr. Butcher stated that they are continuing to work through their engineering but does not have any sort of construction timeline. Mr. McCracken stated that they have said that they like opening around May, so if that is the case, it would likely be a year or two before it is completed.

7. CHAIRMAN

Mr. McCracken congratulated the Mayor, City Manager, and Finance Director for all the work they have done with the City's finances, so that we are in a position to have an aggressive sustainability policy.

8. OTHER BUSINESS

No other business was brought forward.

9. MOTIONS

There were no motions.

10. ADJOURNMENT

Moved by Mr. Kemper **to adjourn, seconded by** Mrs. Hicks

Yes: Mr. Wisniewski, Mrs. Rohaly, Mr. Derksen, Mrs. Hicks, Mrs. Sanders, Mr. Kemper,
Mr. McCracken

7 - 0 Passed

The Finance Committee adjourned at 7:40 P.M., September 3, 2025.

RESPECTFULLY SUBMITTED:

Heather Moore, City Clerk