



City of Pickerington, Ohio

Annual Comprehensive Financial Report

For the fiscal year ended December 31, 2024



*A Great Place to
Visit, A Great
Place to Live!*



Pickerington will be a safe, thriving, family-friendly community that preserves tradition, while creating a balanced, accessible, affordable, hometown by engaging our citizens to collectively enhance our quality of life.



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Letter to the Citizens

Citizens of the City of Pickerington, Ohio:

I am pleased to present to you the City of Pickerington's Popular Annual Financial Report (PAFR) for the fiscal year ended December 31, 2024. This report provides an analysis of the financial position of the City, where the revenues come from, where those dollars are spent, and an overview of local economic trends. My goal is to better communicate how the City is operating fiscally in a reader friendly financial publication.

The financial information for this report has been taken from the 2024 City of Pickerington Annual Comprehensive Financial Report (Annual Report). The Annual Report is comprised of 195 pages of detailed financial statements, notes, and schedules and 49 pages of statistical information. The Annual Report was prepared in conformance with Generally Accepted Accounting Principles (GAAP) and audited by the CPA Firm, Wilson, Shannon, & Snow, Inc., receiving an unmodified opinion. An unmodified opinion means that the general purpose financial statements of the City are fairly presented in all material respects.

The City of Pickerington's PAFR is un-audited and presented on a GAAP basis. The Annual Report contains more detailed information of all of the City's funds and can be obtained from the Finance Department at City Hall or on the City website at <https://www.ci.pickerington.oh.us/departments/finance>.

The City of Pickerington's PAFR is a means of increasing public confidence in City government and your elected officials through more user-friendly reporting. As you review the PAFR for 2024, I invite you to share any suggestions, questions or comments you may have at (614) 837-3974.

Christopher P. Schornack

Christopher Schornack
Director of Finance



Elected Officials



Lee Gray

Mayor

mayorgray@pickerington.net

Elected Mayor in November 2011. Mayor Gray previously served as Mayor from 1992 to 1999 and as a councilperson in 1987



Nick Derksen

Council President

nderksen@pickerington.net

Re-elected to City Council November 2023. Nick serves as the Chairperson of the Finance Committee and a member of the Service Committee and Rules Committee.



Tricia Sanders

Councilperson

tsanders@pickerington.net

Re-elected to City Council in November 2021. Tricia serves as a member of the Safety Committee, Finance Committee, and Service Committee.



Crystal Hicks

Councilperson

chicks@pickerington.net

Re-elected to City Council in November 2023. Crystal serves as the Chairperson of the Rules Committee and a member of the Safety Committee and Finance Committee. Crystal is a member of the Nuisance Abatement Board.



Jaclyn Rohaly

Councilperson

jrohaly@pickerington.net

Re-elected to City Council in November 2021. Jaclyn serves as the Chairperson of the Safety Committee and a member of the Rules and Finance Committees.



Bob McCracken

Councilperson

bmccracken@pickerington.net

Elected to City Council in November 2021. Bob serves as a member of the Service Committee and Finance Committee. Bob is the representative to the Planning and Zoning Commission.



Kevin Kemper

Councilperson

kkemper@pickerington.net

Elected to City Council in November 2021. Kevin serves as a member of the Safety Committee and Finance Committee. Kevin is the Representative to the Parks and Recreation Board.



Brian Wisniewski

Councilperson

bwisniewski@pickerington.net

Re-elected in November 2023. Brian serves as the Chairperson of the Service Committee and a member of the Rules Committee and Finance Committee.



Financial Awards

The City of Pickerington has received the Auditor of State’s “Award with Distinction” for outstanding commitment to the highest standards of financial reporting for the years 2005, 2006, and 2008 through 2022 due to filing of the Annual Comprehensive Financial Report (Annual Report) and having no audit citations.

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Annual Comprehensive Financial Report (Annual Report) for the year ended December 31, 2023. This was the twentieth year the City had filed a Annual Report and received this award. In order to be awarded a Certificate of Achievement, the City had to publish an easily readable and efficiently organized Annual Report. The report must satisfy both generally accepted accounting principles and applicable legal requirements.

Government Finance Officers Association of the United States and Canada (GFOA) has given an Award for Outstanding Achievement in Popular Annual Financial Reporting to the City of Pickerington for its Popular Annual Financial Report for the fiscal year ended December 31, 2023. The Award for Outstanding Achievement in Popular Annual Financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government popular reports.

In order to receive an Award for Outstanding Achievement in Popular Annual Financial Reporting, a government unit must publish a Popular Annual Financial Report, whose contents conform to program standards of creativity, presentation, understandability and reader appeal.



Government Finance Officers Association

Award for
Outstanding
Achievement in
Popular Annual
Financial Reporting

Presented to

**City of Pickerington
Ohio**

For its Annual Financial Report
For the Fiscal Year Ended

December 31, 2023

Christopher P. Merrill
Executive Director/CEO

An Award of Outstanding Achievement in the Popular Annual Financial Reporting (PAFR) is valid for a period of one year only. The City of Pickerington has proudly received a Popular Award for the last thirteen consecutive years (fiscal years ended 2011 - 2023).



City Demographics

Area:	9.80 Square Miles
Location:	13.2 Miles Southeast of Columbus
Attained City Status:	1991
Owner Occupied Rate:	78.6%
Median Resident Age:	35.8 Years
Median Household Size:	2.89 People
Bachelor's Degree or Higher:	50.2%
Employed Labor Force:	73.8%
Unemployed Labor Force:	2.7%
Per Capita Income:	\$46,567
Households:	8,196
Mean Travel time to work:	25.9 Minutes
Businesses:	1,793

*Information obtained from 2024 U.S. Cenesus Estimates

City At A Glance

<div><div>Established</div><div>1815</div></div>	<div><div>County</div><div>Fairfield County, Ohio</div></div>	<div><div>Population</div><div>25,814</div></div>
<div><div>Median Income</div><div>\$116,645</div></div>	<div><div>Median Housing Value</div><div>\$309,700</div></div>	<div><div>City Budget</div><div>\$50.1 Million</div></div>

City Revenues

The City generates revenue from a variety of sources. The most significant revenue sources are income taxes and property and other local taxes. Income taxes and property and other local taxes comprise 60 percent of total revenues in 2024. Income tax revenue decreased due to the timing of modified accrual revenues. The City saw an increase in investment earnings as it structured its investment portfolio to capture the change in interest rates. Charges for Services decreased due to fewer building permits issued related to a slower housing market compared to previous years. During 2024, capital grants and contributions increased by \$396,046 which was attributed to an increase of donated assets accepted from developers in 2024 when compared to 2023. Lastly, miscellaneous receipts decreased by \$94,745 or 26 percent and was primarily due to City receiving a large insurance payment to replace the police department's roof in 2023.

Definitions

Income Taxes

The City levies a one percent income tax on all income earned within the City. Residents are granted up to a one half percent tax credit for income taxes paid to other municipalities.

Property and Other Local Taxes

The City's portion of real estate and public utility taxes, as well as a three percent tax levied on hotel/motel sales.

Charges for Services

Sources include recreation programs, building department permits and licenses, and mayor's court fines and forfeitures.

Operating (and Capital) Grants & Contributions

Revenues received from other governments, organizations and individuals that are restricted in some manner.

Grants and Entitlements

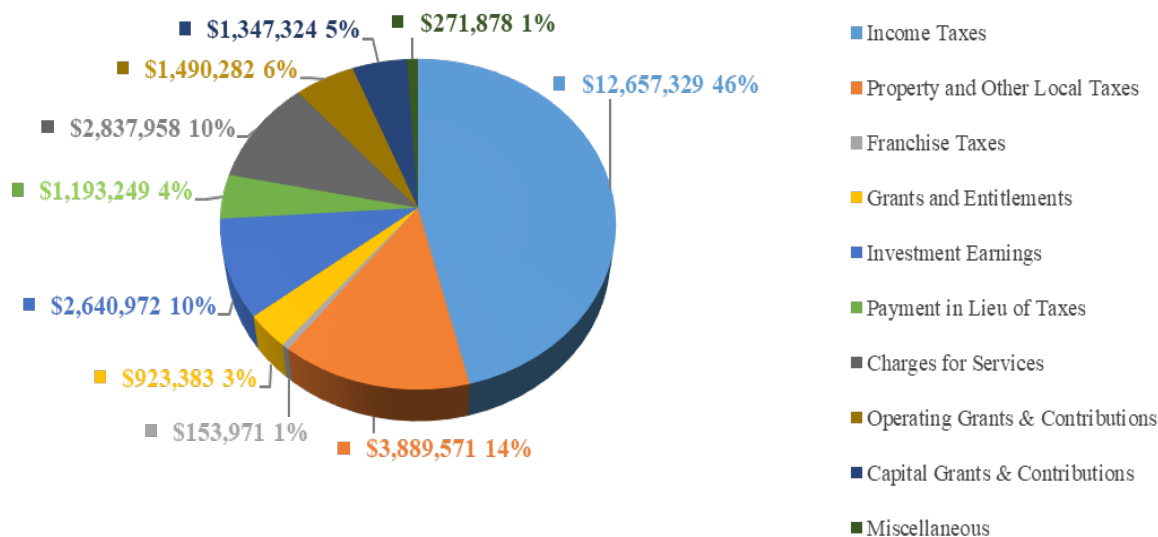
Revenue received from State levied shared taxes.

Investment Earnings

Revenues earned by investing all available City funds throughout the year.

All Other Taxes and Services

Revenue received from cable franchise taxes, payments in lieu of taxes from infrastructure improvements, gains on sale of capital assets and miscellaneous revenue.



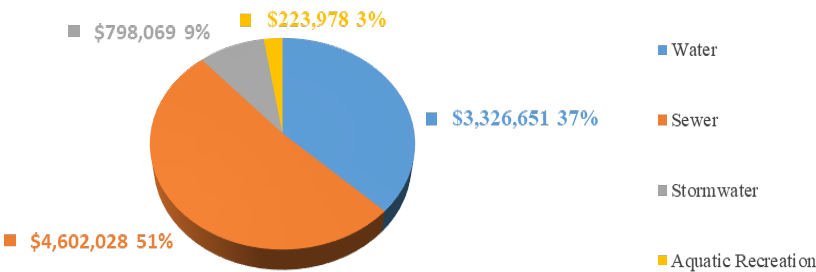
Three Year Source of Revenues - Governmental Activities

	2024	2023	2022
Income Taxes	\$ 12,657,329	\$ 13,008,128	\$ 11,068,282
Property and Other Local Taxes	\$ 3,889,571	\$ 3,770,282	\$ 3,171,653
Franchise Taxes	\$ 153,971	\$ 172,942	\$ 226,080
Grants and Entitlements	\$ 923,383	\$ 832,463	\$ 829,368
Investment Earnings	\$ 2,640,972	\$ 2,453,803	\$ (591,223)
Payments in Lieu of Taxes	\$ 1,193,249	\$ 1,202,336	\$ 1,608,212
Gain on Sale of Capital Asset	\$ 0	\$ 0	\$ 0
Charges for Services	\$ 2,837,958	\$ 3,057,142	\$ 3,658,887
Operating Grants & Contributions	\$ 1,490,282	\$ 1,824,882	\$ 3,757,507
Capital Grants & Contributions	\$ 1,347,324	\$ 951,278	\$ 2,140,000
Miscellaneous	\$ 271,878	\$ 366,623	\$ 193,208
Total Governmental Activities	\$ 27,405,917	\$ 27,639,879	\$ 26,061,974

Proprietary Funds Revenue

The City uses enterprise funds to account for its water, sewer, stormwater, and aquatic recreation center operations. For water and sewer operations, the City charges a fee to customers, based upon the amount of usage, to recover the costs of the services provided. For stormwater operations, the City charges a flat monthly fee per equivalent residential unit (ERU). For the aquatic recreation center the City charges a fee for pool passes.

During 2024, water and sewer revenues each increased, respectively. The increase in revenues for both funds was primarily due drought like conditions during summer months which lead increased consumption, as well as the addition of 127 new user accounts. For 2024, stormwater revenues decreased slightly. This decrease directly correlates to fewer capacity fees collected during the building permit process. Lastly, aquatic recreation center revenues decreased 18 percent in 2024 over 2023. The number of pool season passes decreased slightly from 586 in 2023 to 583 in 2024, day passes decreased substantially from 12,024 in 2023 to 6,632 in 2024. The shift in volume of sales is due to the City’s changing policy for pool access.



Three Year Source of Revenues - Proprietary Activities

	2024	2023	2022
Water	\$ 3,326,651	\$ 2,945,936	\$ 2,835,770
Sewer	\$ 4,602,028	\$ 4,228,413	\$ 4,172,889
Stormwater	\$ 798,069	\$ 801,746	\$ 749,647
Aquatic Recreation	\$ 223,978	\$ 272,940	\$ 229,424
Total Proprietary Funds	\$ 8,950,726	\$ 8,309,035	\$ 7,987,730



City Taxes

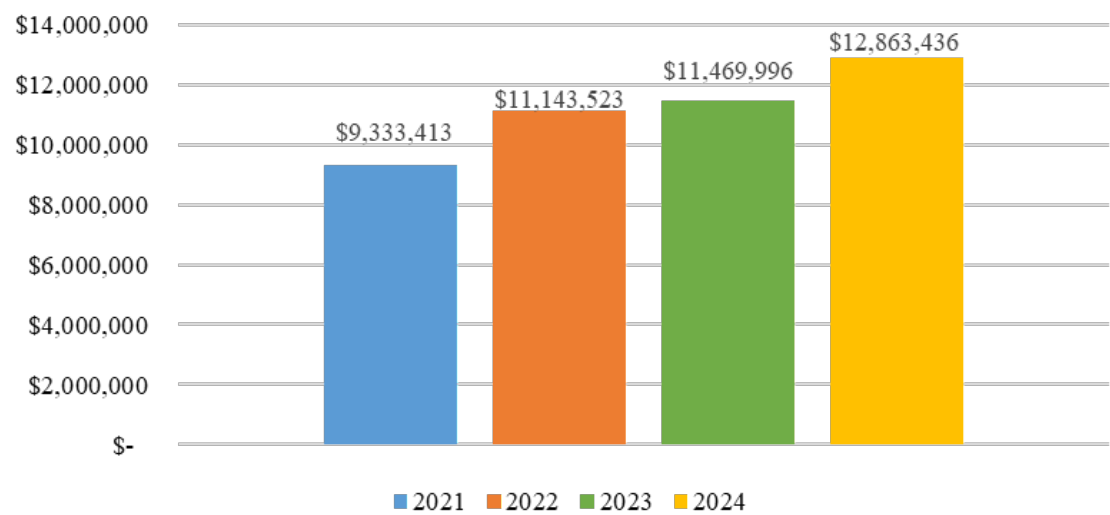
The Value of Income Taxes

The City of Pickerington levies a one percent income tax on income earned within the City, which applies to all qualifying wages, commissions, other compensation earned or received, and net income of for-profit organizations that conduct business within the City. City of Pickerington residents are given up to a one half percent credit on any of their wages that are taxed by another municipality and not refunded. Income tax collections consist of three sources: taxes from employee withholdings, taxes from individuals and taxes on net profits. As shown in the chart below taxes from withholdings make up the largest percentage of the City’s income tax revenue. Employee withholdings are equivalent to one percent of the wages earned in the City which are deducted from employees’ earned income and remitted by the employer. Taxes from individuals consist of one percent of individuals’ income that was not withheld on the resident’s behalf and remitted to the City. For example, self-employment income and net income earned from rental property are taxable to the City as earned income. Taxes on net profits are levied on the net income of all businesses located in the City.

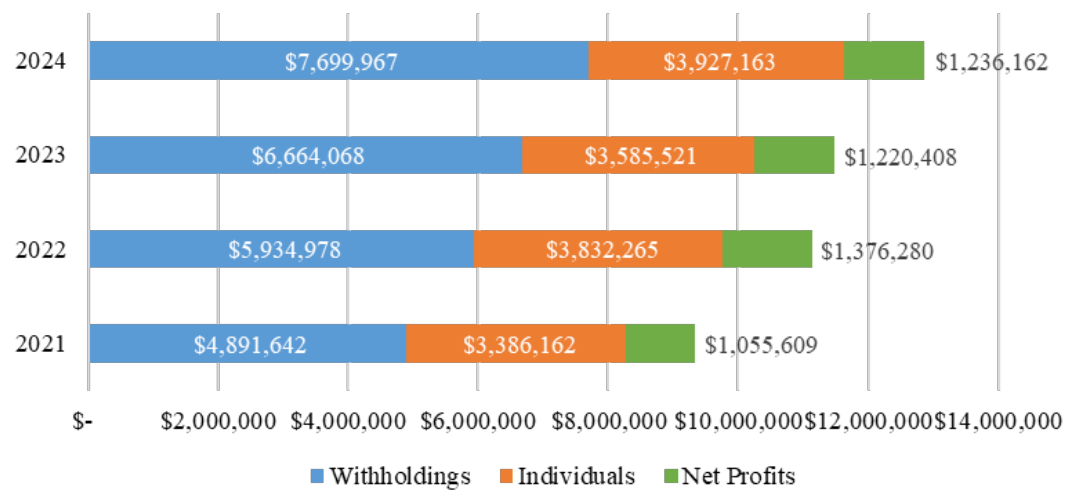
Definitions

Withholdings 1.0% tax due on all employees whole work in the City, typically withheld from salary and paid to the city by the employer.	Individuals 1.0% tax due on most additional income earned by individuals, including trusts, sole proprietorships, gambling winnings, and rental income.	Net Profits 1.0% tax levied on the profits realized by the City of Pickerington businesses after all other taxes have been applied.
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Income Tax Revenues



Income Tax Collections



Income Tax Levied Comparison

	Tax Levied 2024	Credit
City of Canal Winchester	2.00 %	100.00 %
City of Columbus	2.50 %	100.00 %
City of Gahanna	2.50 %	100.00 %
City of Groveport	2.00 %	100.00 %
City of Hillard	2.00 %	100.00 %
City of Lancaster	2.30 %	45.45 %
City of Powell	2.00 %	100.00 %
City of Pickerington	1.00 %	50.00 %
City of Reynoldsburg	2.50 %	100.00 %
City of Westerville	2.00 %	100.00 %

Income taxes are paid first to the municipality where an individual works and then where they live. The City of Pickerington provides 50 percent credit up to 1 percent for taxes paid to the municipality where you work.

In addition to concentrated efforts related to delinquent income tax collections and compliance, the City continues to expand economic development initiatives in an effort to increase and diversify the income tax base.

DID YOU
KNOW?



The City of Pickerington is the lowest taxing municipality in Central Ohio!

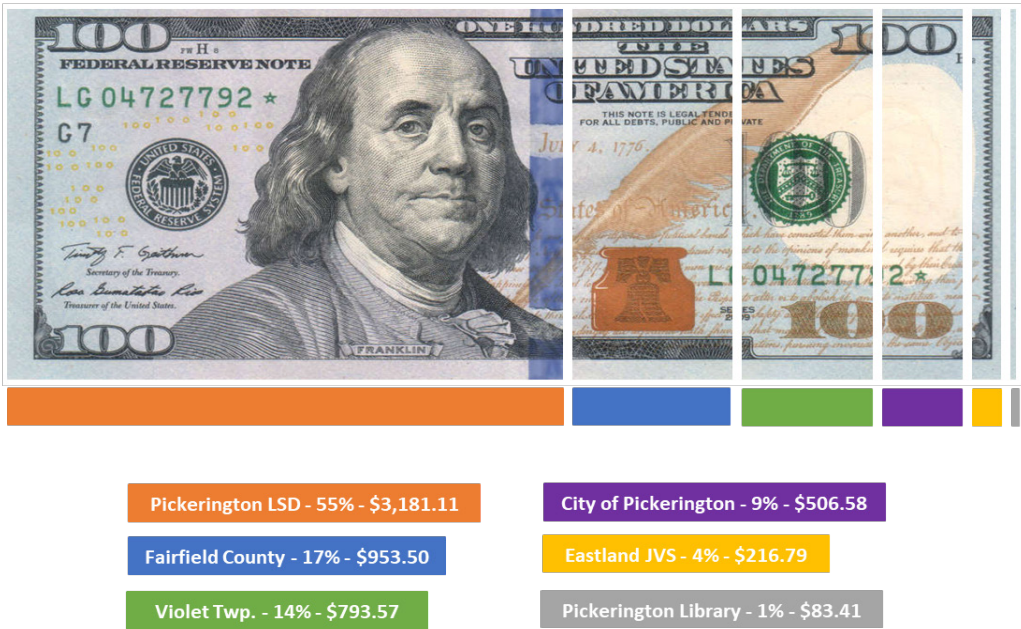
Where Property Taxes Go

One of the largest tax bills a property owner receives annually is their property taxes. Property taxes are administered by Fairfield County and are generally included in the property owners monthly mortgage payment. In 2024, property taxes received accounted for 14 percent of total governmental revenues and represented just 9 percent of the total taxes a property owner paid.

Example:

\$309,700 Home *
Pickerington taxing district 2307

\$5,735
Total Property Taxes



* Median Home Value (2024)

Understand Your Property Taxes

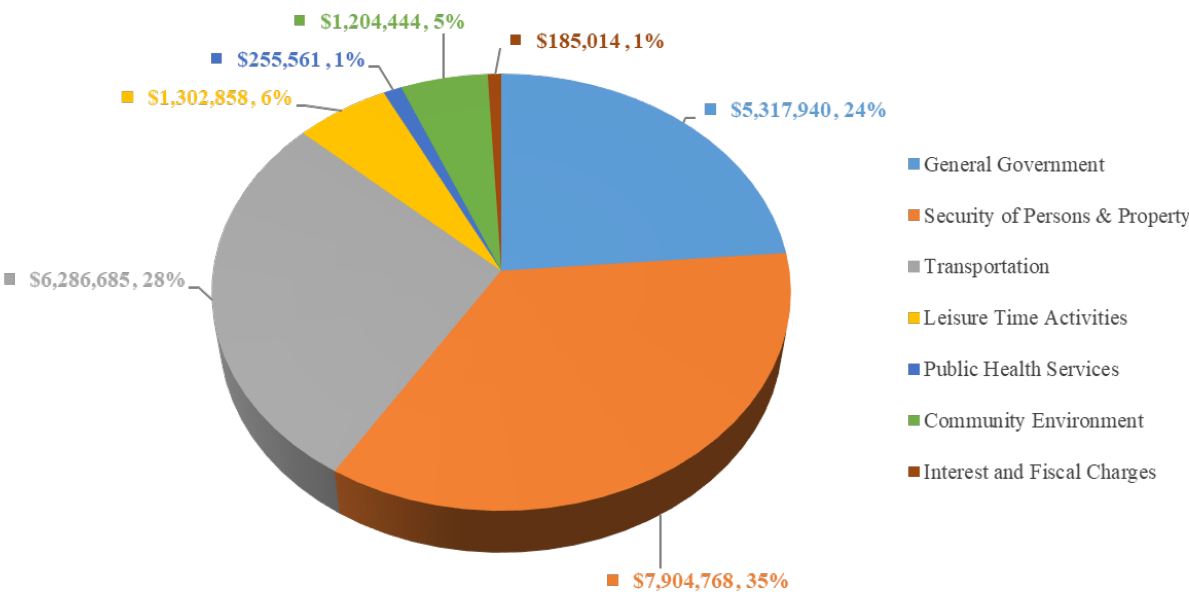
Property tax is based on the amount charged per \$1,000 worth of taxable property value, also known as millage. Amounts collected for levies, other than general operating levies, must be used for those specific purposes stated in the levies. The Fairfield County Treasurer’s office collects property taxes and the Fairfield County Auditor’s office distributes those taxes to the appropriate entities noted above.

City Expenses

The City of Pickerington’s governmental activities account for most of the services provided by the City’s various departments. The City’s expenses are reported at the function level which describes the primary purpose of each expense. Thirty-five percent of the City’s operating budget is used for security of persons & property, which includes the Police Department. Transportation expenses represents 28 percent of the City’s operating budget, which includes maintaining roads and curbs. Increase in transportation expenses are based on higher contractual related costs for street paving and curb replacement. General Government represents 24 percent of the City’s operating budget. The increase in general government expenses is attributed to multiple factors, including a decrease in annexation agreement contributions and pre-annexation agreements in the amounts of \$50,000, respectively. There was also a increase in land/building purchases in the Olde Village in the amount of \$854,266. There was also a decrease in supplies and computer purchases in the amount of \$87,399 which was budgeted to replace outdated servers, laptops, and software as well as capital improvements at the building department offices and Carnegie building; a decrease in council’s department in the amount of \$31,229 due to council members not electing benefits; a decrease in the finance department in the amounts of \$65,320 due to a Tax department employee resigning and the gap between hiring a replacement; and a decrease in the public information department in the amount of \$43,306 due to having a joint State of the City address with the local chamber of commerce as opposed to hosting it individually.

Definitions

- General Government**
Consists of City Council, Mayor, Mayor’s Court , City Manager, Finance Department, and all general administrative departments.
- Security of Persons & Property**
Includes the Police Department which provides public services through patrol division, detective bureau, and dispatch.
- Transportation**
Includes all costs associated with maintaining our curbs and roads.
- Utilities**
Includes all costs associated with maintaining our Water, Sewer, and Storm-water systems.
- Leisure Time Activities**
Includes costs associated with maintaining our recreation programs and maintaining our parks.
- Public Health Services**
Includes health services contract with the Franklin County Public Health Department.
- Community Environment**
Consists of our Building department, Economic development department, and Planning & Zoning department.
- Interest & Fiscal Charges**
Includes interest payments on municipal debt.



Three Year Expenses by Program - Governmental Activities

	2024	2023	2022
General Government	\$ 5,317,940	\$ 4,723,796	\$ 3,037,874
Security of Persons & Property	\$ 7,904,768	\$ 8,025,895	\$ 6,960,035
Transportation	\$ 6,286,685	\$ 5,793,031	\$ 5,636,633
Leisure Time Activities	\$ 1,302,858	\$ 1,225,051	\$ 1,010,391
Public Health Services	\$ 255,561	\$ 242,405	\$ 228,077
Community Environment	\$ 1,204,444	\$ 1,099,204	\$ 862,294
Interest and Fiscal Charges	\$ 185,014	\$ 192,563	\$ 218,564
Total Governmental Activities	\$ 22,457,270	\$ 21,301,945	\$ 17,953,868

City Debt

Governmental Activities Debt

As of December 31, 2024, 2023, and 2022 the City had outstanding general obligation bonds and notes in the amounts of \$6,450,000, \$7,190,000, and \$7,915,000 respectively.

	2024	2023	2022
Street Improvement Bonds	\$ 6,450,000	\$ 7,190,000	\$ 7,915,000
Police Facility Bonds	\$ 0	\$ 0	\$ 0
Total Governmental Activities	\$ 6,450,000	\$ 7,190,000	\$ 7,915,000

Definitions

General Obligation Bonds

Long-Term debts that are repaid from the City's available resources.

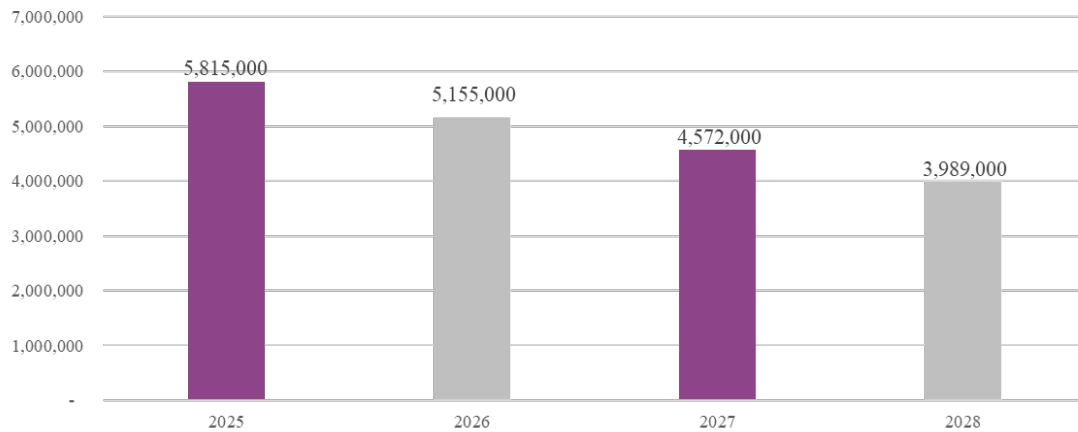
General Obligation Notes

Short-Term debts that are repaid from the City's available resources.

OWDA Loans

Low Interest loans from the Ohio Water Development Authority to support water and sewer improvements.

Governmental Activities - Remaining Balance of Bonds



Business-Type Activities Debt

As of December 31, 2024, 2023, and 2022 the City had outstanding general obligation bonds and OWDA Loans in the amounts of \$5,178,077, \$5,902,500, and \$6,787,460 respectively.

	2024	2023	2022
General Obligation Bonds:			
Water	\$ 1,105,000	\$ 1,225,000	\$ 1,345,000
Sewer	\$ 0	\$ 0	\$ 180,000
OWDA Loans:			
Sewer	\$ 4,073,077	\$ 4,677,500	\$ 5,262,460
Total Business-Type Activities	\$ 5,178,077	\$ 5,902,500	\$ 6,787,460

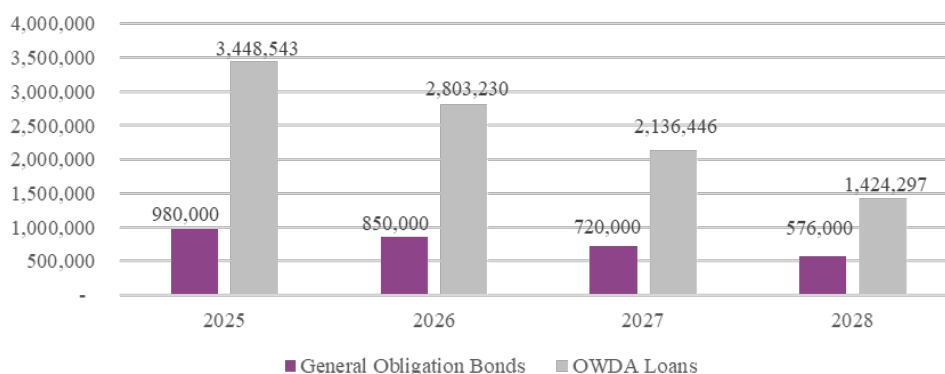
Moody's Investor Service

On October 3, 2023, Moody's Investor Service upgraded the City's rating from an Aa2 to Aa1 on the City's general obligation bonds.

Obligations rated Aa are considered to be of high quality and are subject to very low credit risk. A higher credit rating often reduces the cost of borrowing.

The City's Aa1 rating is the highest of all local governments in Fairfield County, Ohio.

Business-Type Activities - Remaining Balance of Bonds & Loans



City Net Position

Governmental Activities

The Statement of Net Position looks at the City as a whole and asks the question, “How did we do financially during the year?” The table below provides a summary of the City’s governmental activities net position for 2024, 2023, and 2022.

	Governmental Activities		
Assets	2024	2023	2022
Current and Other Assets	\$45,045,744	\$39,824,402	\$35,037,261
Capital Assets, Net	82,064,228	83,301,196	82,139,723
<i>Total Assets</i>	<i>127,109,972</i>	<i>123,125,598</i>	<i>117,176,984</i>
Deferred Outflows of Resources			
Deferred Charge on Refunding	0	0	0
Pension	4,358,719	5,528,791	2,679,885
OPEB	465,034	771,695	606,806
<i>Total Deferred Outflows of Resources</i>	<i>4,823,753</i>	<i>6,300,486</i>	<i>3,286,691</i>
Liabilities			
Current and Other Liabilities	969,209	423,425	504,482
Long-term Liabilities	24,095,545	24,520,696	18,621,552
<i>Total Liabilities</i>	<i>25,064,754</i>	<i>24,944,121</i>	<i>19,126,034</i>
Deferred Inflows of Resources			
Property Taxes	3,603,000	3,603,000	3,213,000
Payment in Lieu of Taxes	1,605,114	1,277,472	988,352
Leases	0	1,596,927	1,719,439
Pension	297,758	469,442	3,955,559
OPEB	764,304	861,469	981,298
<i>Total Deferred Inflows of Resources</i>	<i>6,270,176</i>	<i>7,808,310</i>	<i>10,857,648</i>
Net Position			
Net Investment in Capital Assets	75,450,463	75,913,811	73,982,683
Restricted	7,407,312	6,284,677	6,211,510
Unrestricted (Deficit)	17,741,020	14,475,165	10,285,800
Total Net Position	\$100,598,795	\$96,673,653	\$90,479,993

Definitions

Assets

Consists of those items owned by the City that will provide a benefit in the future.

Long-Term Liabilities

Includes amounts owed for issuance of debt, compensated absence, and net pension liability the city still owes.

Capital Assets

Represents equipment, vehicles, land, buildings, and road and bridges infrastructure that provide an economic benefit to the City for more than one year.

Deferred Outflows of Resources

Represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources until then.

Deferred Inflows of Resources

Represents an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources until that time.

Net Investment in Capital Assets

Represents capital assets, net of accumulated depreciation, reduced by outstanding debt, to acquire the asset.

Governmental Activities

Includes the majority of our City’s services consisting of police, administration and all departments with the exception of our Water, Sewer, Stormwater, and Aquatic Recreation Services.

Governmental Activities Highlights

- During 2024, total governmental activities net position increased \$4,738,647. This increase is primarily due to an increase in cash and cash equivalents in the amount of \$6,420,893 as revenues exceeded expenses, specifically an increase in investment earnings of \$187,169 as the City structured its investment portfolio to capture the change in interest rates. The Fairfield County Auditor completed a re-evaluation of property tax assessed valuations which continued to increase property tax collections during 2024, noting the City saw an increase of \$119,289.
- Total governmental activities long-term liabilities decreased \$425,151 based on decreases to the City net pension and net OPEB liability obligations of \$581,179 reduced by principal payments totaling \$767,312 while compensated absences increased \$133,724. The net pension liability and net OPEB liability increases represents the change in the City’s proportionate share of the Ohio Public Employee Retirement and Ohio Police and Fire Pension system unfunded net position/OPEB liability.

Business-Type Activities

The following table provides a summary of the City's business-type activities net position for 2024, 2023, and 2022.

	Business-Type Activities		
Assets	2024	2023	2022
Current and Other Assets	\$32,225,641	\$27,080,213	\$24,982,936
Capital Assets, Net	75,187,968	74,813,138	73,491,281
<i>Total Assets</i>	<i>107,413,609</i>	<i>101,893,251</i>	<i>98,474,217</i>
Deferred Outflows of Resources			
Deferred Charge on Refunding	0	0	0
Pension	952,898	1,139,114	373,392
OPEB	91,087	205,718	0
<i>Total Deferred Outflows of Resources</i>	<i>1,043,985</i>	<i>1,344,832</i>	<i>373,392</i>
Liabilities			
Current and Other Liabilities	361,361	376,218	236,783
Long-term Liabilities	9,607,254	9,806,323	8,017,081
<i>Total Liabilities</i>	<i>9,968,615</i>	<i>10,182,541</i>	<i>8,253,864</i>
Deferred Inflows of Resources			
Leases	1,474,414	0	0
Pension	6,576	6,446	1,021,003
OPEB	64,978	24,762	278,828
<i>Total Deferred Inflows of Resources</i>	<i>1,545,968</i>	<i>31,208</i>	<i>1,299,831</i>
Net Position			
Net Investment in Capital Assets	69,982,424	66,560,105	66,560,105
Restricted	180,049	45,108	0
Unrestricted	26,780,538	24,292,143	22,733,809
Total Net Position	\$96,943,011	\$93,024,434	\$89,293,914

Definitions

Assets

Consists of those items owned by the City that will provide a benefit in the future.

Long-Term Liabilities

Includes amounts owed for issuance of debt, compensated absence, and net pension liability the city still owes.

Capital Assets

Represents equipment, vehicles, land, buildings, and road and bridges infrastructure that provide an economic benefit to the City for more than one year.

Deferred Outflows of Resources

Represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources until then.

Deferred Inflows of Resources

Represents an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources until that time.

Net Investment in Capital Assets

Represents capital assets, net of accumulated depreciation, reduced by outstanding debt, to acquire the asset.

Business-Type Activities

Includes our Water, Sewer, Stormwater, and Aquatic Recreation Services.

Business-Type Activities Highlights

- During 2024, total business-type activities assets increased \$5,520,258. This increase is primarily due to a net increase in cash and cash equivalents in the amount of \$3,546,163 and the City recording its cellular tower lease in the Water Fund contrary to the General Fund in the prior year in the amount of \$1,515,543. The increase in cash and cash equivalents is directly related to the City managing operations for water and sewer proprietary operations, which accounted for \$3,166,614 of the increase.
- Total business-type activities liabilities decreased \$213,926. This decrease, consistent with the decrease in governmental activities liabilities, is attributed to City net pension and net OPEB liability obligations change of \$281,688 reduced by principal payments totaling \$779,108 for general obligation bonds and Ohio Water Development Authority loan, off-set by an increase in compensated absences of \$244,732.

Economic Development

Commercial Development Projects 2024

Rooftops and Retail continue to be the story of Pickerington’s economy. Recent estimates show that the City’s population is now over 25,000 residents with over 7700 households. In the last six years there have been over 1000 new single-family homes built and there is a robust pipeline of over 600 homes on the horizon. Housing sales and prices remained strong in 2024 despite pressure on the housing market in the form of elevated interest rates and property values. In 2024 the median monthly home sale volume was 28 units with the year’s median sale price at \$425,000.

This housing and along with its associated consumer spending powered the city’s retail strength with 2024 statistics as follows: 1.6% retail vacancy rate (context: this is still near all-time lows), and \$20.84 Avg retail rent per square foot (context: this is still near all-time highs). These market conditions are continuing to cause inquiries on undeveloped land for new retail and commercial services especially on the City’s east side. New investments in 2024 include:

- United Dairy Farmers
- Sheetz
- Scooter’s Coffee
- Los 3 Norteños
- Kroger renovation
- Pediatric Dentistry
- Kung Fu Tea



2024 City of Pickerington Employees

Function/Program	Employees
General Government	26.5
Security of Persons & Property	49
Leisure Time Activities	4.5
Community Development	5.5
Transportation	7.5
Basic Utility Services	19
Total	112

2024 saw unprecedented investment by the City in its Olde Pickerington Village real estate. In fact, Pickerington acquired over 10 separate parcels that the City now directly owns as assets. This strategy for downtown redevelopment included the targeted acquisition of property in key locations, such as, major intersections, future parking areas, and sites adjacent to City Hall. These new property assets under the control of the City have already resulted in two public-private partnerships that will transform the look and feel of the Olde Village in the coming years. The business mix will change by adding eateries and the City will continue investing in property, infrastructure, and business programs for this area.



2024 Principal Employers

Employer	Employees
Ohio Health Corporation	1,694
Pickerington Local School District	1,332
Kroger Company, Inc.	371
Roosters	262
Cracker Barrel Resturant	260
Ohio Health Physician Group	231
JP Morgan Chase Bank	228
Wendys	220

Community Investment

The City provides the following services: public safety, operation of water, sewer, and stormwater utilities, street repair and maintenance, parks and recreation, and a State Certified Building Department. Fire department services are provided by Violet Township, of which the City is a part. The City of Pickerington maintains over 158 acres of park land located within Sycamore Park, Victory Park, Colony Park, Simsbury Park, Shawnee Crossing, Preston Trails, and Willow Pond Park. The parks offer a variety of activities including shelter houses, fishing, basketball courts, softball fields, soccer fields, tennis courts, pickleball courts, a putting green, playgrounds, swing sets, an arboretum, a covered bridge, sledding hills, and a skate park.



Tree City

The City received its **32nd** Tree City USA Award for the year ended December 31, 2024. This prestigious award recognized the City for its annual program of planting new trees and maintaining and removing old trees.



Popular Annual Financial Report

The Popular Annual Financial Report (PAFR), is to be used as a quick guide for the citizens of Pickerington, and to summarize how the City is operating fiscally. The information in this PAFR was taken directly from the Annual Comprehensive Financial Report (Annual Report), which is more extensive and can be found on the City's website at the following link: <https://www.ci.pickerington.oh.us/departments/finance>





City Directory



City Hall

100 Lockville Road

Mayor's Office	(614) 837-3974
City Manager	(614) 837-3974
Finance Department	(614) 837-3974
Income Tax Department	(614) 837-4116
Parks & Recreation Department	(614) 837-2211
Utility Billing Department	(614) 837-2289



Building Department

51 East Columbus Street

Building Department	(614) 833-2211
Planning & Zoning Department	(614) 833-2204
Engineering Department	(614) 833-2221



Service Department

200 Hereford Drive

Service Department	(614) 833-2292
Water Plant	(614) 833-2290
Sewer Plant	(614) 837-6470



Police Department

1311 Refugee Road

Police Department	(614) 575-6911
Police Dispatch	(614) 575-6911

www.pickerington.net





Tel: 614-837-3974
Fax: 614-833-2201



Email: contact@pickerington.net
Web: www.pickerington.net



100 Lockville Road
Pickerington, Ohio 43147

2024