

# CITY OF MEQUON, WISCONSIN POPULAR ANNUAL FINANCIAL REPORT 2023



Public Meetings  
Enter Here  
Administration Offices  
Use South Entrance

TO THE CITIZENS OF MEQUON FOR  
THE FISCAL YEAR ENDED DECEMBER 31, 2023





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# INTRODUCTION

The City of Mequon strives to provide useful financial information to its residents. As part of this goal, the City annually publishes this Popular Annual Financial Report (PAFR). The PAFR places beneficial financial information in a clear, concise, and more simplified format for the general public. The PAFR contains fiscal data from the City's General Fund, Debt Service Fund, Capital Projects Fund and Non-Major Funds. All other funds, such as Enterprise Funds have been excluded from this report.

The financial information found in this report is extracted directly from the City's Annual Comprehensive Financial Report (ACFR). The ACFR contains performance metrics and discussion and analysis by management regarding the City's financial performance across all funds, including enterprise funds. Financial statements presented in the ACFR are prepared by Generally Accepted Accounting Principles (GAAP) and audited by the public accounting firm Baker Tilly US, LLP.

On an annual basis, it is the City of Mequon's goal to attain all three of the Government Finance Officer Association's (GFOA) awards presented to local governments. This includes the Distinguished Budget Presentation Award, a Certificate of Achievement for Excellence in Financial Reporting, and the Award for Outstanding Achievement in Popular Annual Finance Reporting. It is the City's view that participation in GFOA's awards program enhances transparency and accountability of the City's financial information.

A copy of the 2023 Annual Comprehensive Financial Report can be obtained at: <https://tinyurl.com/ACFR2023> or by contacting the City's Finance Department at (262) 236-2947.

## DEFINITIONS

**General Fund:** The General accounting fund of the City. This fund accounts for all financial resources except those required to be accounted for in another fund.

**Debt Service Fund:** Used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs.

**Capital Project Fund:** Used to account for acquiring equipment, vehicles, land, and infrastructure greater than \$1,000.

**Non-Major Funds:** Used to account for Park and Open Space, Revolving Loan and Police Reserve revenue funds.



Government Finance Officers Association

Award for  
Outstanding  
Achievement in  
Popular Annual  
Financial Reporting

Presented to

**City of Mequon  
Wisconsin**

For its Annual Financial Report  
For the Fiscal Year Ended

December 31, 2022

*Christopher P. Morrill*

Executive Director/CEO





# MEQUON COMMON COUNCIL & ADMINISTRATIVE STAFF



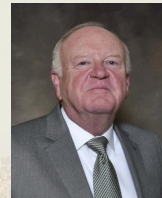
**Alderman  
Rob Strzelczyk  
District 1**



**Alderwoman  
Kelly Tolocko  
District 2**



**Mayor  
Andrew Nerbun**



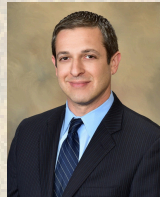
**Alderman  
Dale Mayr  
District 3**



**Alderman  
Jeff Hansher  
District 4**



**Alderman  
Gregg Bach  
District 5**



**Alderman  
Brian Parrish  
District 6**



**Alderwoman  
Kathleen Schneider  
District 7**



**Alderman  
Bill Gebhardt  
District 8**

## **City Administrator**

William Jones

## **Assistant City Administrator/HR Director**

Justin Schoenemann

## **Fire Chief**

David Bialk

## **Finance Director**

Jennifer Engroff

## **City Clerk**

Caroline Fochs

## **Public Works Director/City Engineer**

Kristen Lundeen

## **Police Chief**

Patrick Pryor

## **Community Development Director**

Kimberly Tollefson





# ABOUT MEQUON

Located on the western shores of Lake Michigan, just north of Milwaukee, the City of Mequon boasts majestic lakeshore bluffs, stately homes, lush farmland, and expansive open space. The community enjoys many parks, five golf courses, the winding Milwaukee River, and easy access to the I-43 interstate for a convenient commute to Milwaukee. Mequon’s rural heritage is preserved by high development standards and low-density zoning requirements.

Additionally, Mequon has one of the lowest crime rates and one of the lowest tax rates in the Metropolitan Milwaukee area. The K-12 school system is ranked one of the best in Wisconsin. Concordia University and the North Campus of the Milwaukee Area Technical College are located in Mequon and offer a broad range of programs. Prime healthcare facilities and services are readily available throughout the City and include Ascension Hospital. Mequon is also a business-friendly community with over 800 businesses and two industrial parks with small and mid-sized firms as well as larger companies like Rockwell Automation.

Population	25,337
Median Household Income	\$141,996
High School Graduate (% of persons age 25+)	98.8%
Bachelors Degree or higher (% of persons age 25+)	71.0%
Number of Households	9,115
Median Value of owner-occupied housing unit	\$463,800
Median monthly owner costs w/ mortgage	\$2,482
Median monthly owner costs w/o mortgage	\$924
Median Gross Rent	\$2,254

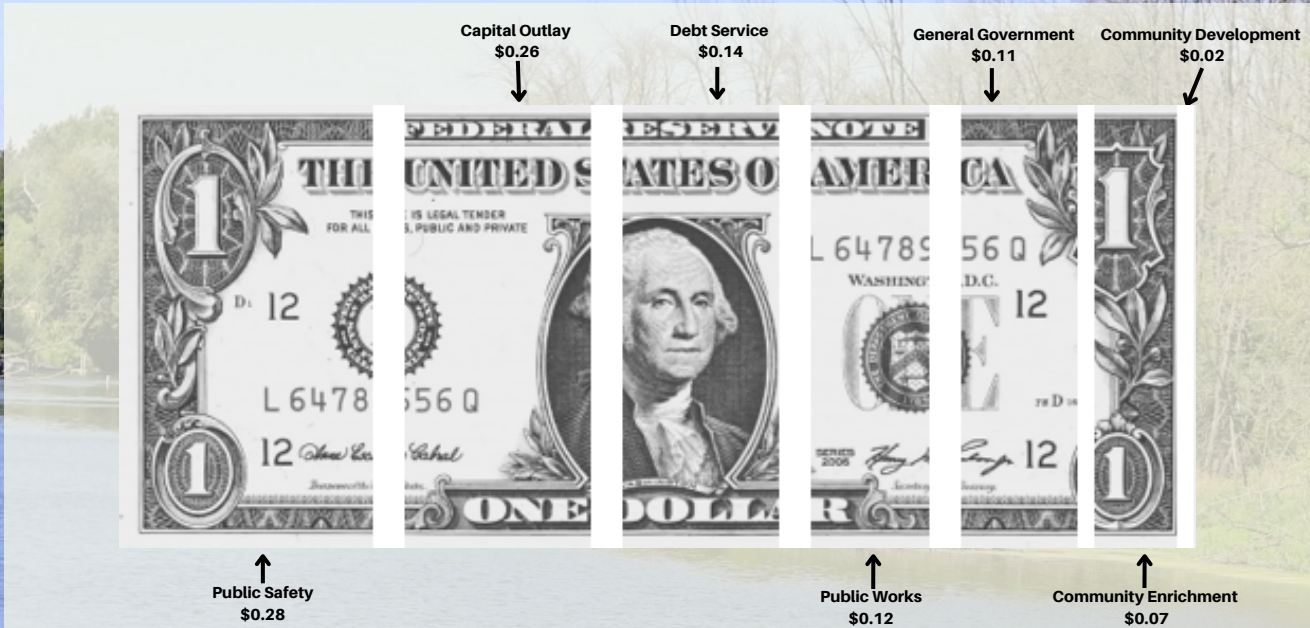
Data from Census.gov

At A Glance:	FY 2022	FY 2023
City Property Tax Rate (per \$1000 of assessed value)	\$3.11	\$3.13
Total Property Tax Rate (M-T Schools)	\$13.63	\$13.79
Total Property Rate (Cedarburg Schools)	\$11.41	\$11.50
Equalized Value	\$5,997,009,400	\$6,561,838,500
Assessed Value	\$5,513,294,270	\$5,502,017,510
Bond Rating	AA (Stable)	AA (Stable)





# WHERE DO YOUR TAX DOLLARS GO?



A home valued at \$400,000 in the City of Mequon generates \$1,252 in annual property taxes for the City. That equates to \$104 per month in property taxes.

## What Could You Buy With \$104 Per Month?

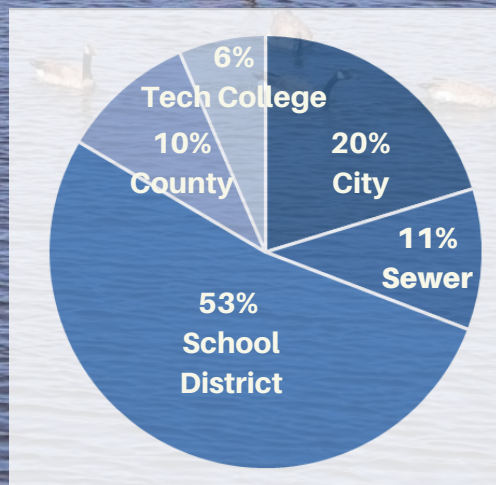
### ONE OF THESE

- One Month of Internet Service
- One Month of Cell Phone Service
- A Golf Lesson
- One Month Gym Membership
- Dinner for Two

### OR ALL OF THESE

- 24/7/365 Police Protection
- 24/7/365 Fire Protection
- Snow and Ice Removal
- Maintaining 1,200 Acres of Parks
- Street Lighting
- Paved & Maintained City Streets
- Special Events

## Breakdown of 2023 Tax Rate by Jurisdiction:

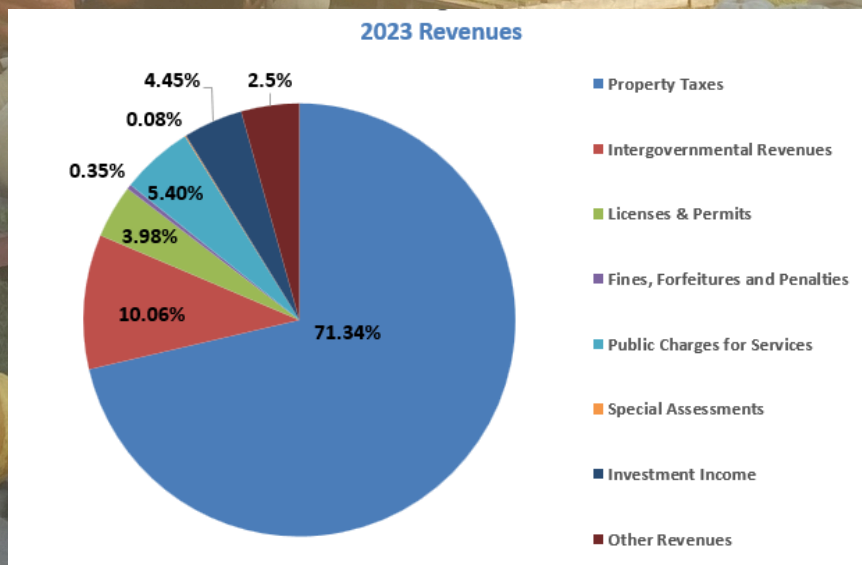




# FISCAL YEAR 2023 REVENUES

This section is designed to provide readers with information to illustrate the financial standing of Mequon and to understand how available resources are utilized to provide services. The charts shown below summarize the City's largest sources of revenue and expenditures for the general fund, debt service fund, capital projects fund and non-major governmental funds. Total revenue increased approximately \$190k from FY 2022 to FY 2023.

	FY 2021	FY 2022	FY 2023
Property Taxes	\$18,693,416	\$18,629,803	\$19,404,645
Intergovernmental Revenues	\$ 2,335,157	\$ 2,671,378	\$ 2,735,271
Licenses & Permits	\$ 1,111,185	\$ 975,540	\$ 1,082,385
Fines, Forfeitures and Penalties	\$ 176,244	\$ 117,210	\$ 96,546
Public Charges for Services	\$ 1,697,580	\$ 3,612,426	\$ 1,468,096
Special Assessments	\$ 23,514	\$ 23,451	\$ 21,995
Investment Income	\$ 231,308	\$ 120,714	\$ 1,210,164
Other Revenues	\$ 618,756	\$ 860,881	\$ 1,183,006
	<b><u>\$24,887,160</u></b>	<b><u>\$27,011,403</u></b>	<b><u>\$27,202,108</u></b>

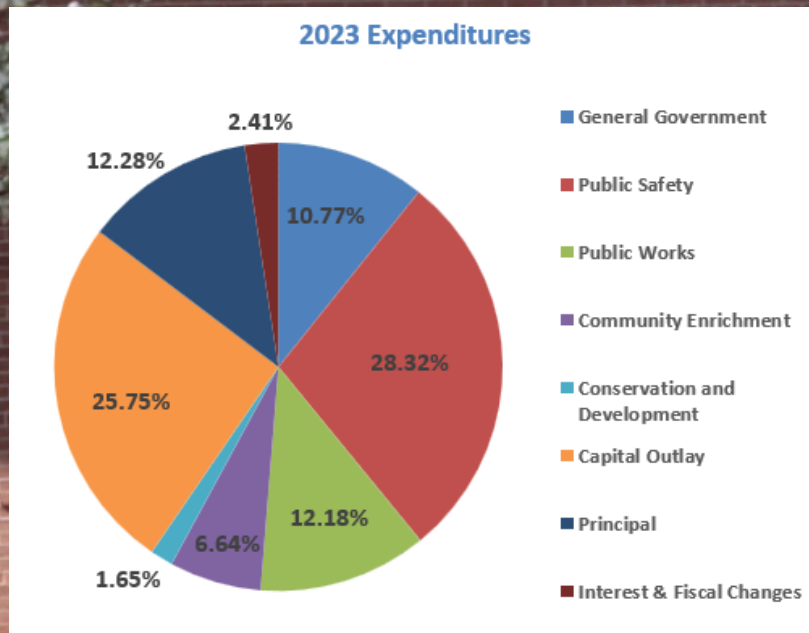




# FISCAL YEAR 2023 EXPENDITURES

Total expenditures for FY 2023 decreased \$1,898,121 from FY 2022. The main reason for the decrease is the establishment of the Southern Ozaukee Fire & EMS Department (SOFD) as well as Ozaukee County taking over emergency dispatching duties. The City also did not issue any debt in FY 2023. Actual General Fund Revenues ended the year at 99% of the budgeted total, and General Fund Expenditures were 100% of the budgeted amount. With the planned use of the American Rescue Plan Act (ARPA) grant, the City ended 2023 with a General Fund net change in fund balance of \$9,080.

	FY 2021	FY 2022	FY 2023
General Government	\$ 3,149,699	\$ 3,141,660	\$ 3,171,258
Public Safety	\$ 8,949,494	\$ 9,660,250	\$ 8,341,402
Public Works	\$ 2,974,261	\$ 3,362,686	\$ 3,588,828
Community Enrichment	\$ 1,692,557	\$ 1,810,778	\$ 1,954,386
Conservation and Development	\$ 615,616	\$ 580,338	\$ 485,728
Capital Outlay	\$ 2,950,707	\$ 8,886,923	\$ 7,583,502
Principal	\$ 3,150,000	\$ 3,344,889	\$ 3,618,034
Interest & Fiscal Changes	\$ 572,390	\$ 565,009	\$ 711,274
	<u>\$24,054,724</u>	<u>\$31,352,533</u>	<u>\$29,454,412</u>

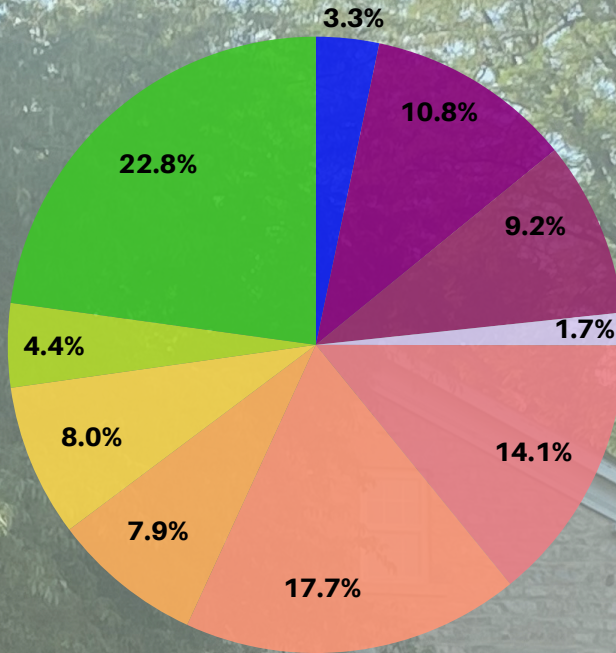




# GENERAL GOVERNMENT

General Government accounts for the day-to-day operation of Mequon’s administrative and leadership responsibilities including administration, finance, legal and human resources.

## FY 2023 General Government Expenditures:



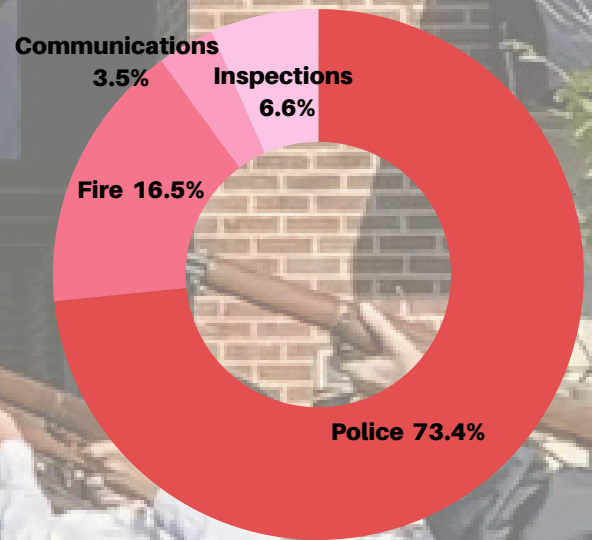
	2021 Actual	2022 Actual	2023 Actual	% of Total
<b>Common Council</b>	\$ 84,914	\$ 103,734	\$ 104,006	3.3%
<b>Administration</b>	\$ 311,014	\$ 323,111	\$ 342,297	10.8%
<b>City Clerk</b>	\$ 308,947	\$ 290,919	\$ 292,928	9.2%
<b>Elections</b>	\$ 96,799	\$ 87,579	\$ 52,484	1.7%
<b>Information Services</b>	\$ 365,636	\$ 467,371	\$ 448,613	14.1%
<b>Finance</b>	\$ 473,864	\$ 537,195	\$ 561,726	17.7%
<b>Assessor</b>	\$ 354,436	\$ 293,001	\$ 249,778	7.9%
<b>Human Resources</b>	\$ 328,891	\$ 262,405	\$ 254,933	8.0%
<b>Legal Counsel</b>	\$ 108,291	\$ 117,334	\$ 140,394	4.4%
<b>Building Maintenance</b>	\$ 716,906	\$ 659,011	\$ 724,099	22.8%
<b>TOTAL</b>	<b>\$ 3,149,699</b>	<b>\$ 3,141,660</b>	<b>\$ 3,171,258</b>	<b>100%</b>





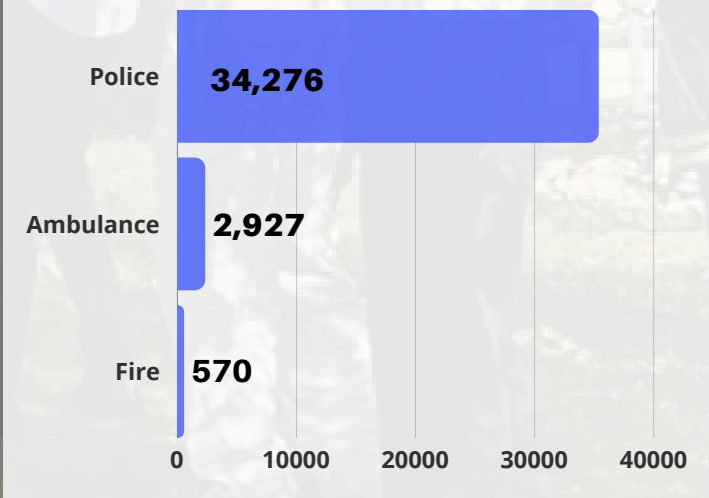
# PUBLIC SAFETY

## 2023 Expenditures



- Law Enforcement
- Investigations
- Emergency Response (Fire & EMS)
- Traffic Enforcement
- Building Inspections

## 2023 Calls for Service



The total expenditures for public safety in 2023 were **\$8,306,216**. The majority of expenditures in this area are salaries and benefits.



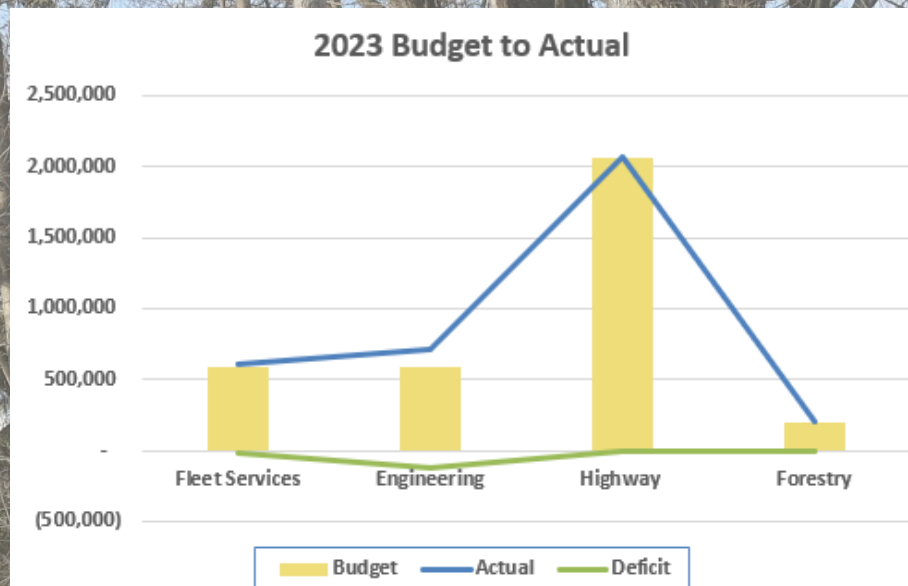
# PUBLIC WORKS

## FUNCTIONS:

The Department of Public Works is comprised of the following Divisions:

- Fleet
- Engineering
- Highway
- Forestry

Public Works is responsible for snow removal, fleet repair and maintenance, road maintenance, road repair and striping, and much more.



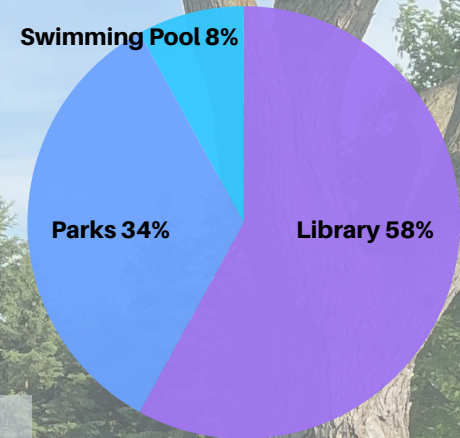
## 2023 Accomplishments

- Roof Replacement Project Completed at City Hall
- LED Lighting Upgrade at Public Safety Building
- Installed 23 Driveway Culverts, 83 Crossroad Culverts, and completed 58 Ditching Projects
- Road Program completed 3.5 miles of roadway
- Replaced 837 Street Signs
- Removed 1,296 trees and planted 375 new trees

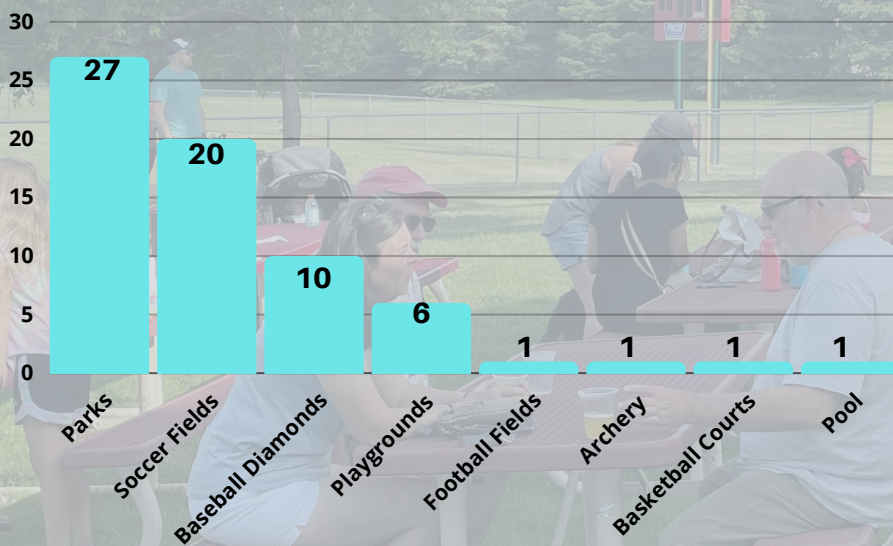


# COMMUNITY ENRICHMENT

## 2023 Enrichment Expenditures



### Park Amenities



Community Pool

Community Enrichment includes Parks, the Community Swimming Pool and the Weyenberg Library. The City of Mequon jointly administers the community library with the Village of Thiensville. These services are provided to the community as a means to improve the overall quality of life within the city.





# CONSERVATION & DEVELOPMENT

The City's Conservation and Development efforts are coordinated by the Department of Community Development's Planning Division, which is responsible for policy analysis, long-range planning, site plan review, zoning code administration, economic development, landmark administration, and geographic information systems (GIS) and census/ demographic updates. This Department is also responsible for managing the City's Tax Increment Financing Districts and attracting new business to the community. The total expenditures for this Division in 2023 were \$484,668. Most of these funds were spent on salaries and benefits for 3.5 full-time equivalent employees that staff the Planning Division.

The City's Code Enforcement Inspector is responsible for following up on code violations and complaints and addressing possible health and safety concerns.



Arbor Day Festival



Winter Wonderland



Taste of Mequon





# CAPITAL PROJECT/DEBT SERVICE FUNDS

## Financial Statement

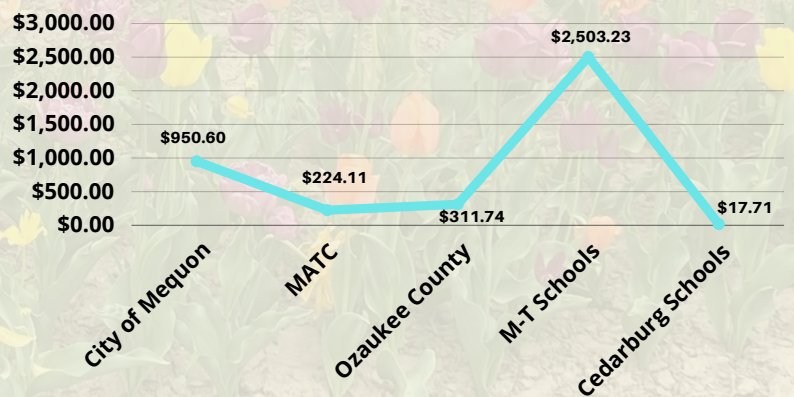
REVENUES	Debt Service Fund			Capital Projects Fund		
	2021	2022	2023	2021	2022	2023
Taxes	\$ 5,290,780	\$ 4,968,401	\$ 5,287,286	\$ 1,568,572	\$ 1,702,702	\$ 1,723,917
Intergovernmental	\$ -	\$ -	\$ -	\$ 78,432	\$ 89,729	\$ 133,883
Public Charges for Service	\$ -	\$ -	\$ -	\$ 93,871	\$ 1,583,037	\$ 383,415
Special Assessments	\$ -	\$ -	\$ -	\$ 23,514	\$ 23,451	\$ 21,995
Investment Income	\$ 953	\$ 45,762	\$ 307,487	\$ 22,229	\$ 38,345	\$ 258,112
Miscellaneous	\$ -	\$ -	\$ -	\$ 600	\$ 184,750	\$ 8,326
<b>TOTAL</b>	<b>\$ 5,291,733</b>	<b>\$ 5,014,163</b>	<b>\$ 5,594,773</b>	<b>\$ 1,787,218</b>	<b>\$ 3,622,014</b>	<b>\$ 2,529,648</b>

EXPENDITURES	Debt Service Fund			Capital Projects Fund		
	2021	2022	2023	2021	2022	2023
General Government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ 2,950,707	\$ 8,886,923	\$ 7,209,865
Debt Service	\$ 3,722,390	\$ 3,858,560	\$ 4,258,326	\$ -	\$ 51,338	\$ 70,982
<b>TOTAL</b>	<b>\$ 3,722,390</b>	<b>\$ 3,858,560</b>	<b>\$ 4,258,326</b>	<b>\$ 2,950,707</b>	<b>\$ 8,938,261</b>	<b>\$ 7,280,847</b>

- Debt per capita is calculated by taking the total outstanding debt for the entity at year-end, multiplying the amount by the percent of equalized property in the City of Mequon, and dividing it by the City's total population.
- This metric is used to depict the relative amount of debt the City and other taxing jurisdictions have incurred on a per resident basis.

### Overlapping Debt per Capita



## Resources

If there are any questions, comments or suggestions regarding this 2023 Popular Annual Financial Report, please contact the City of Mequon Finance Department at (262)236-2947.

Please visit the City's website ([www.ci.mequon.wi.us](http://www.ci.mequon.wi.us)) to learn more information about City services, community events, construction projects, new businesses, weather alerts, public safety tips and much more.

