

City of St. Francis



2018

State of the City

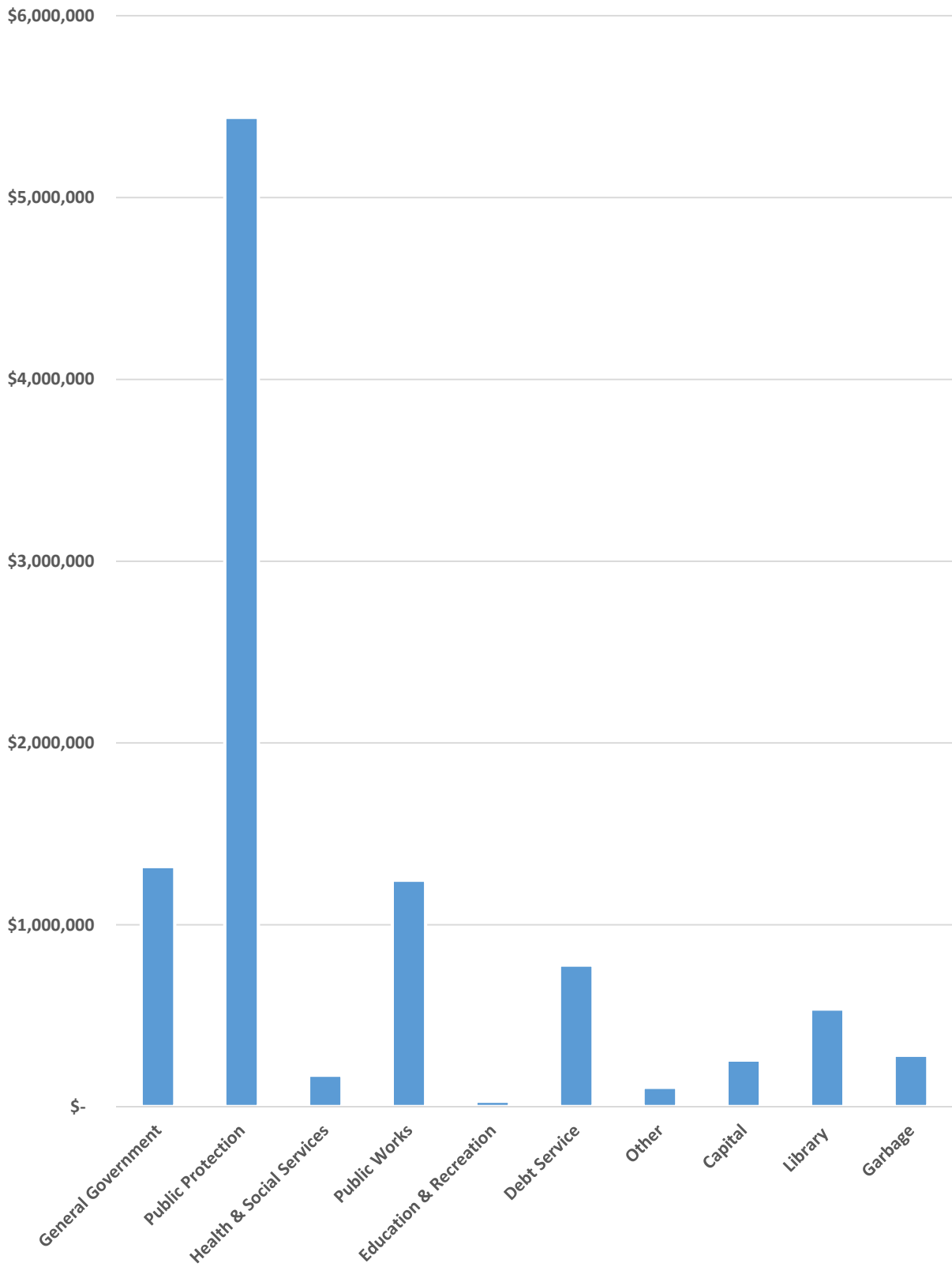
Presented by:

City Administrator – Mark Johnsrud

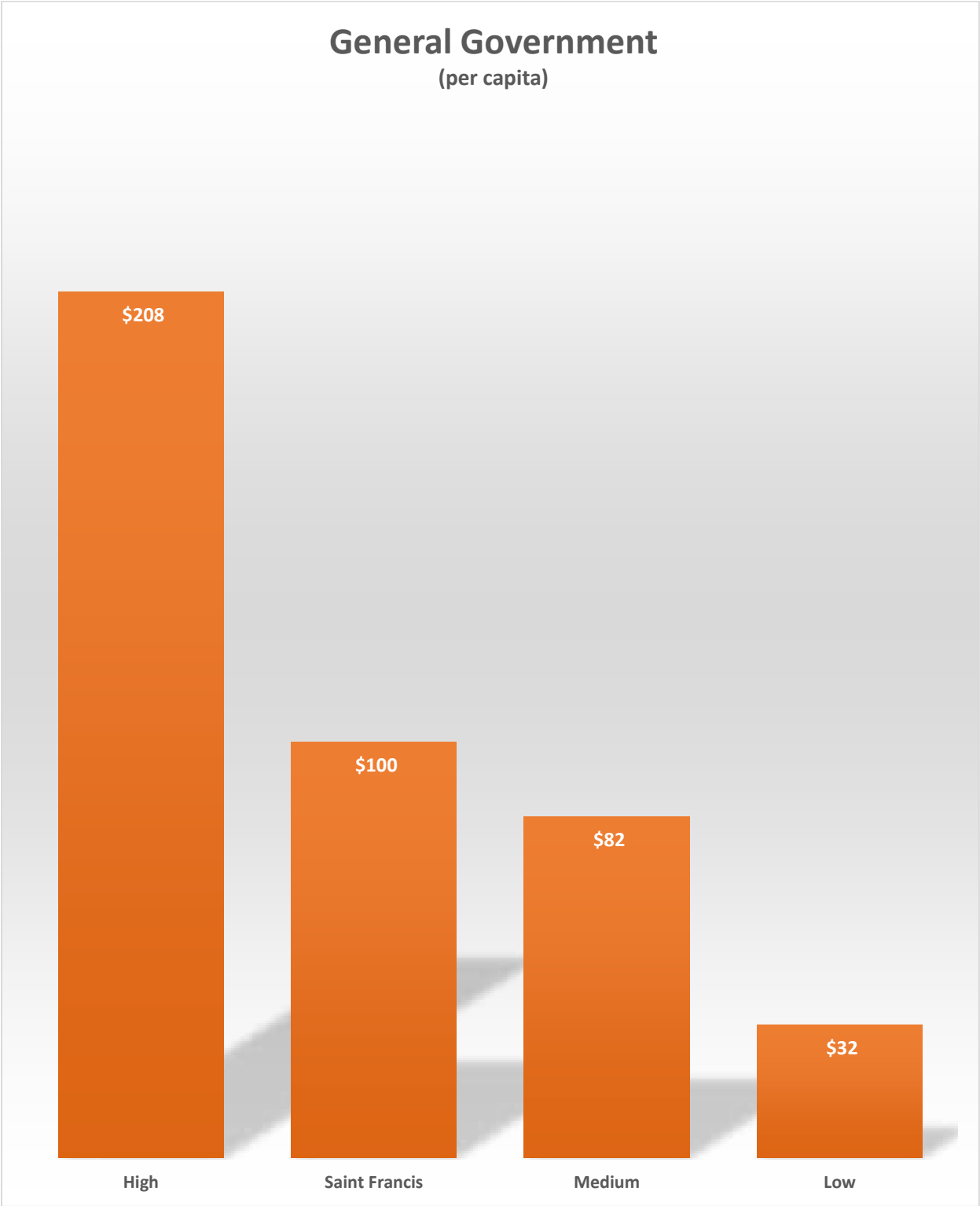
City Council President – Don Brickner

Mayor – CoryAnn St. Marie-Carls

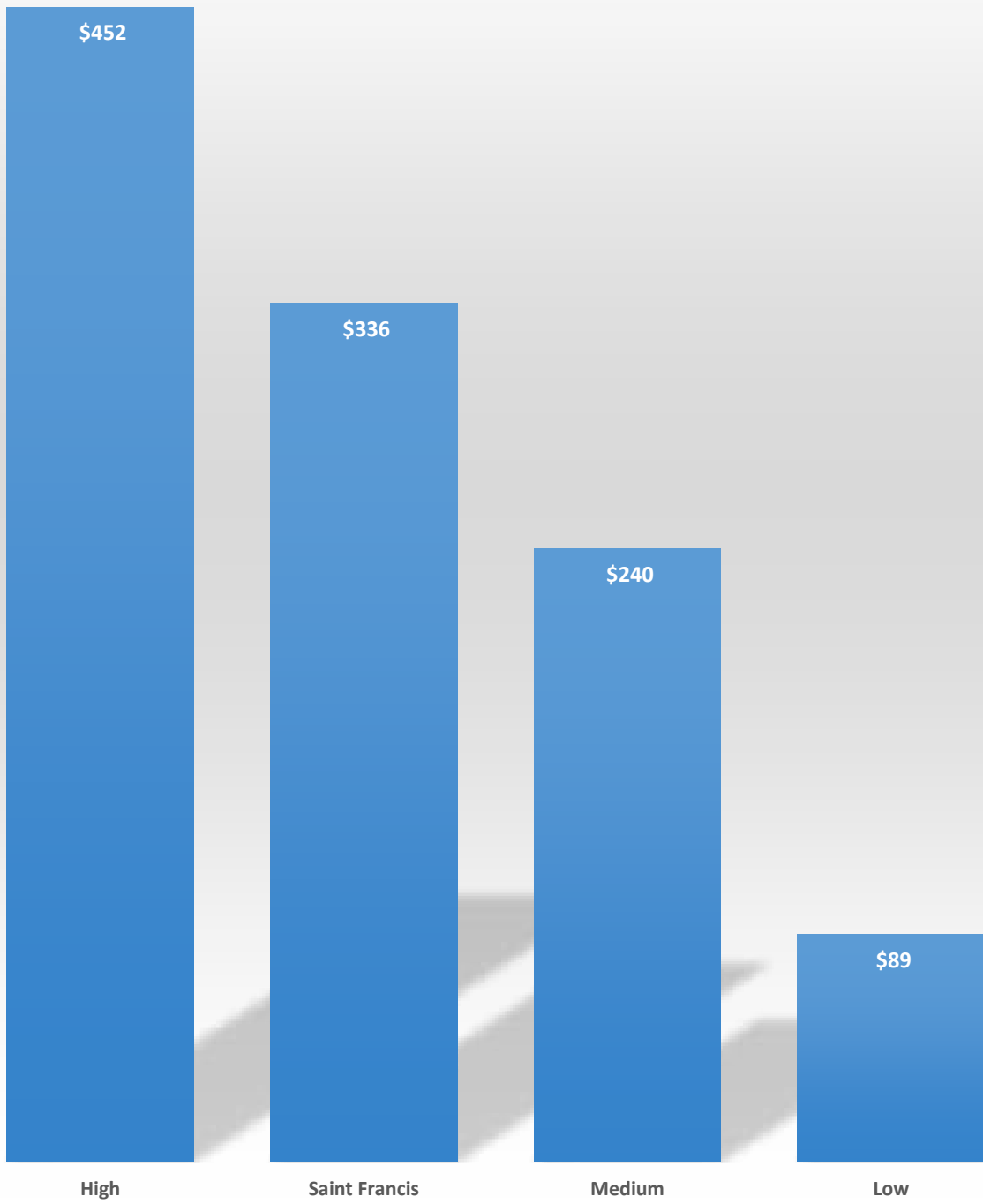
2017 Budget



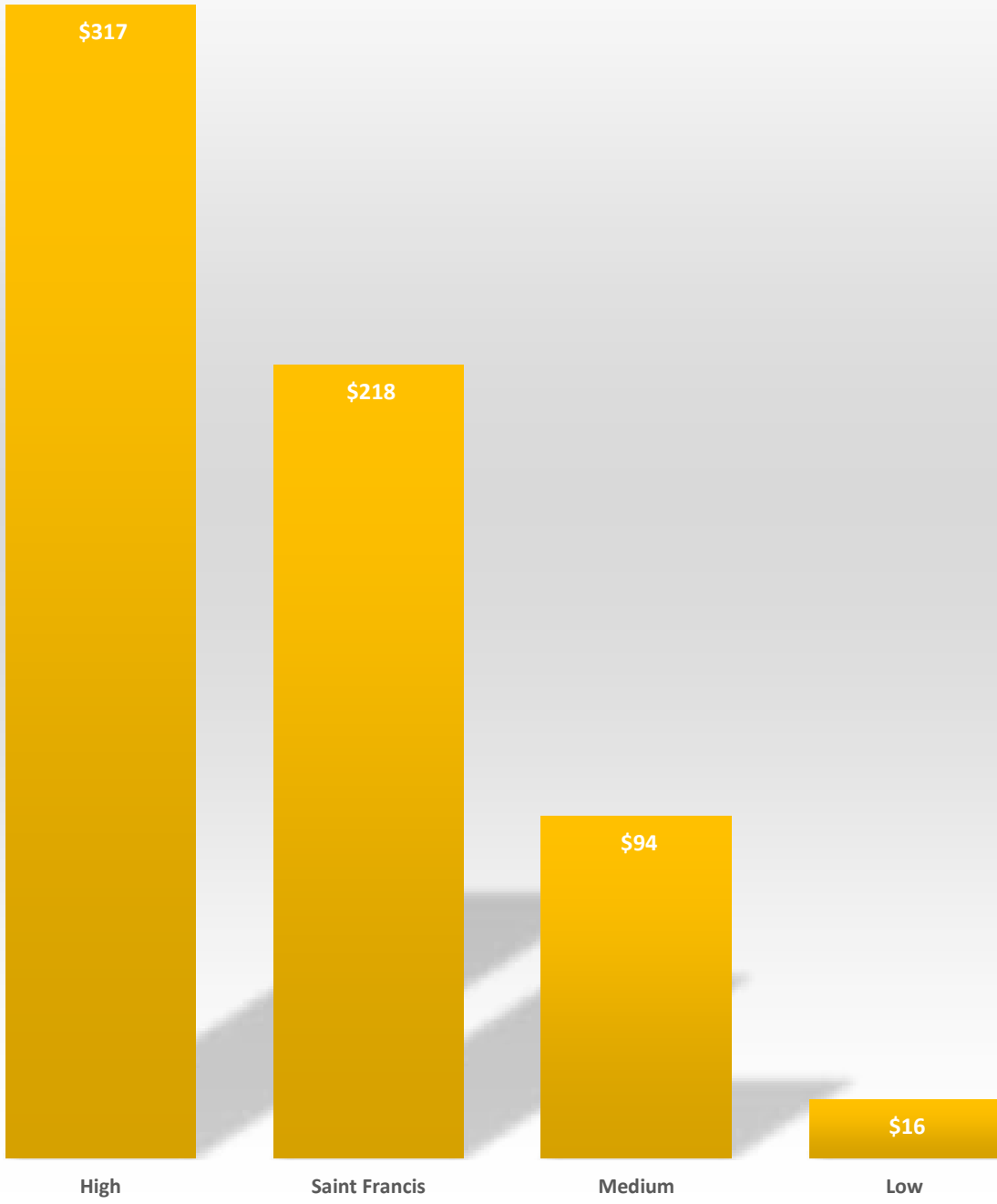
Comparison to 30 Wisconsin Municipalities with Populations of 7,500 to 10,000 by Wisconsin Taxpayers Alliance (Municipal Facts 17)



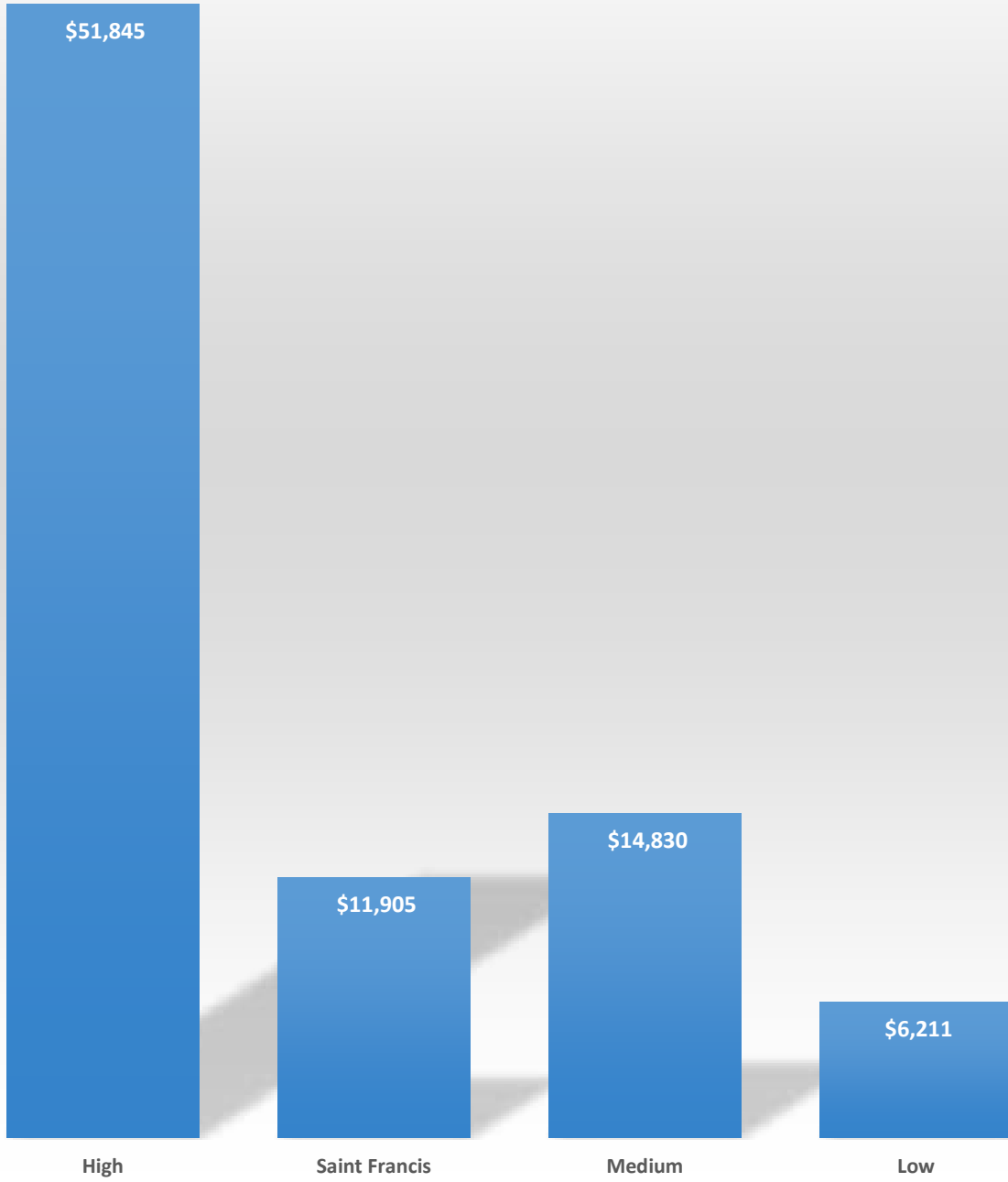
Police (per capita)



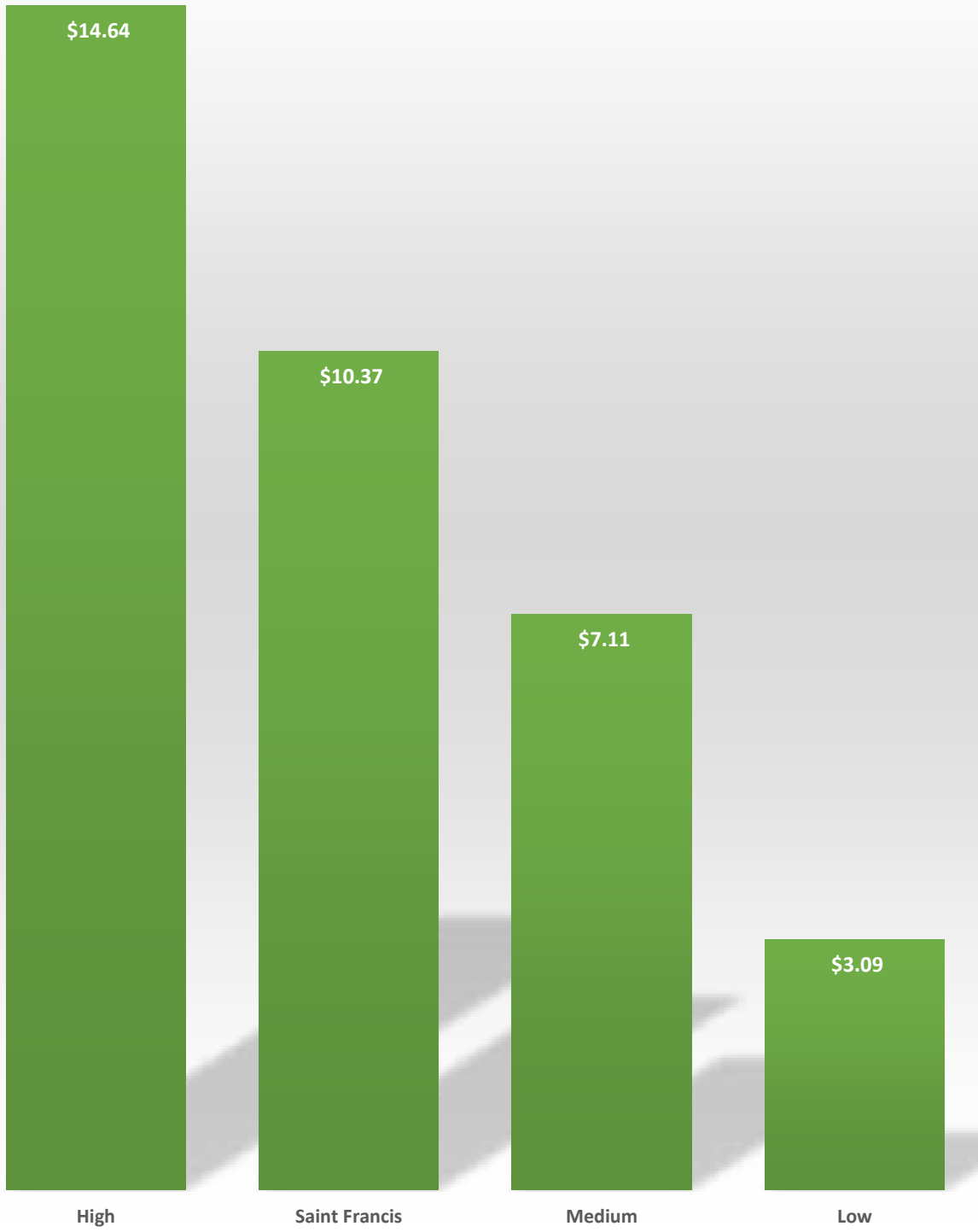
Fire-Ambulance (per capita)



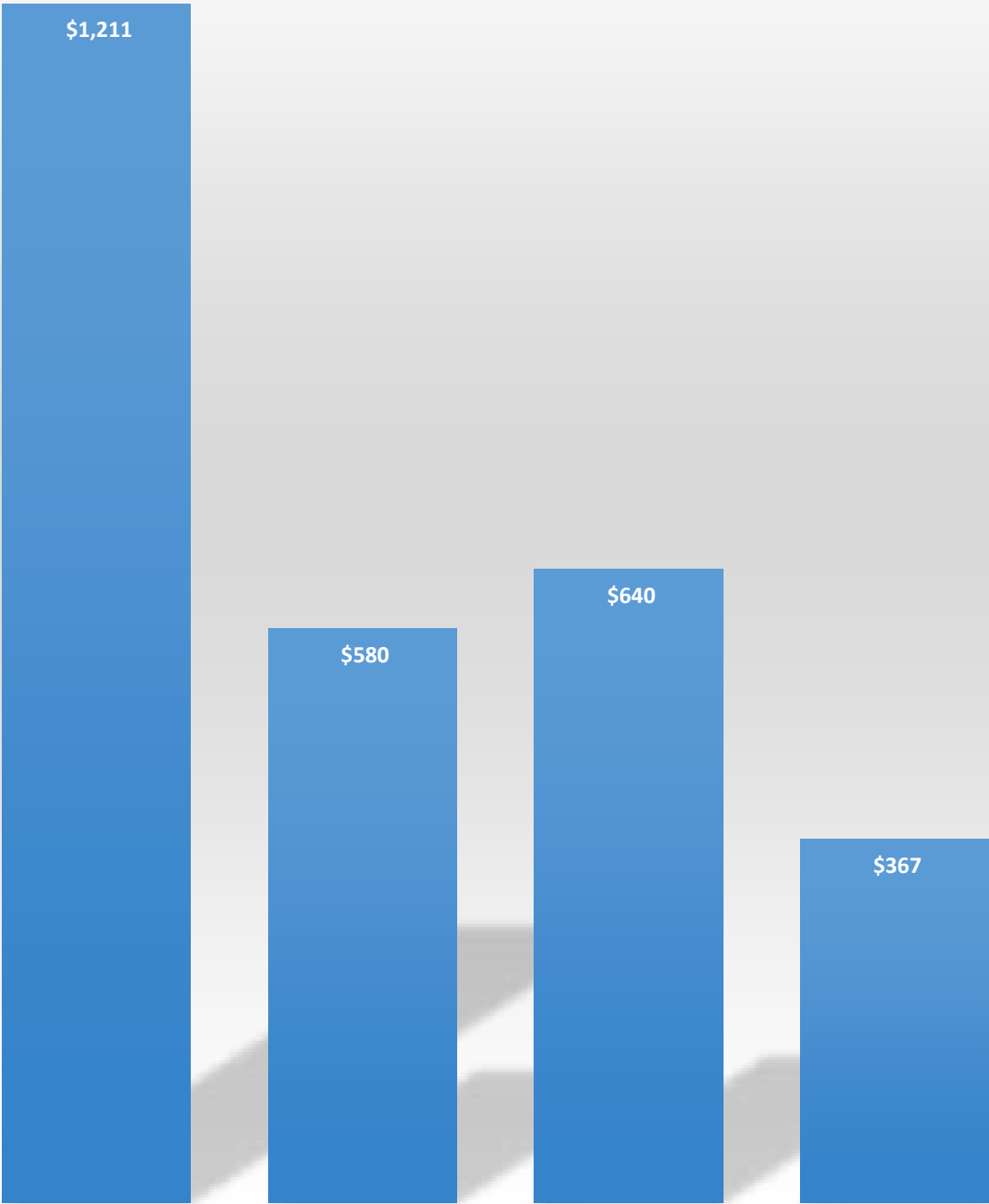
Debt Service (In Thousands) (per capita)



Municipal Property Tax Rates



Equalized Value (In Millions)



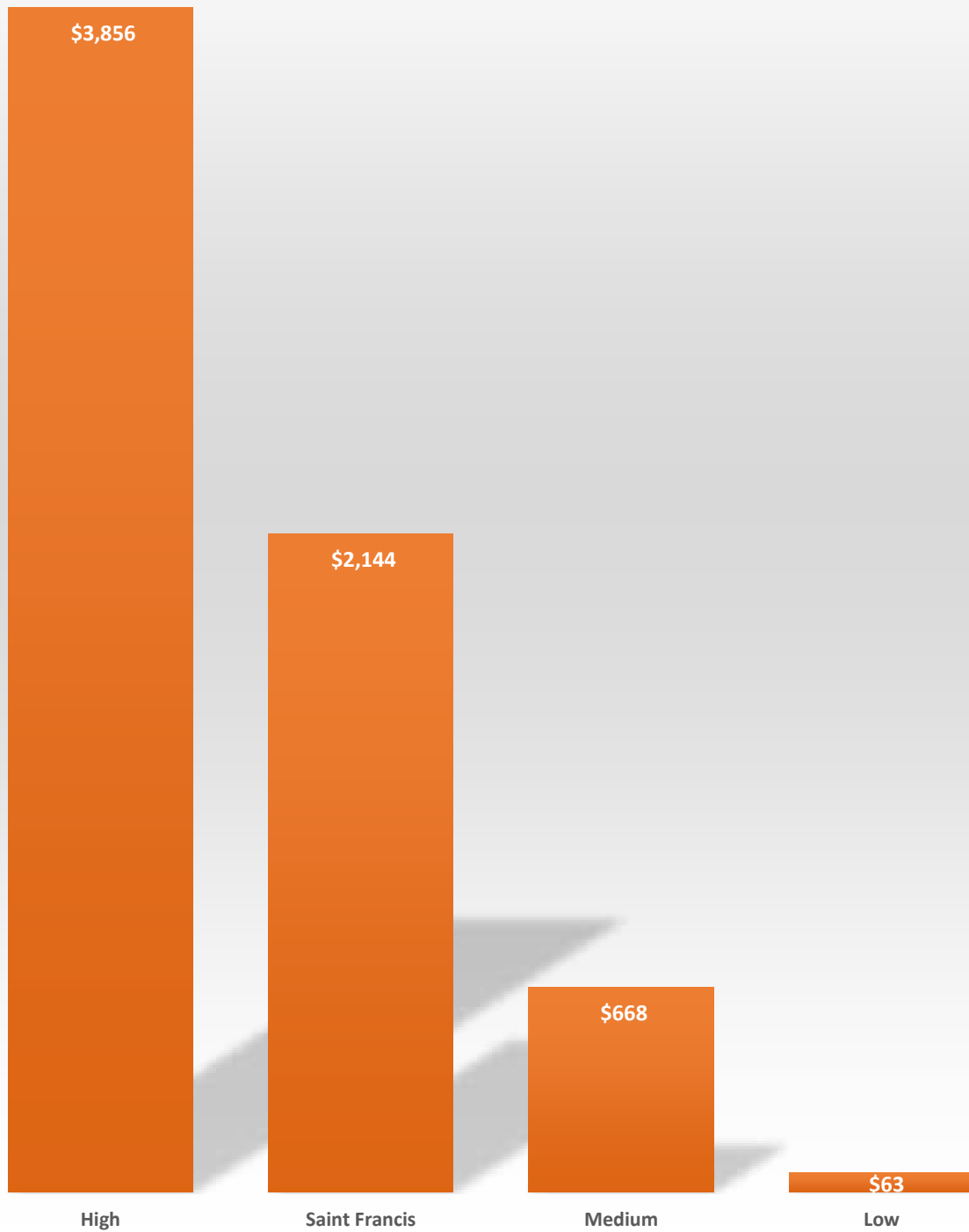
High

Saint Francis

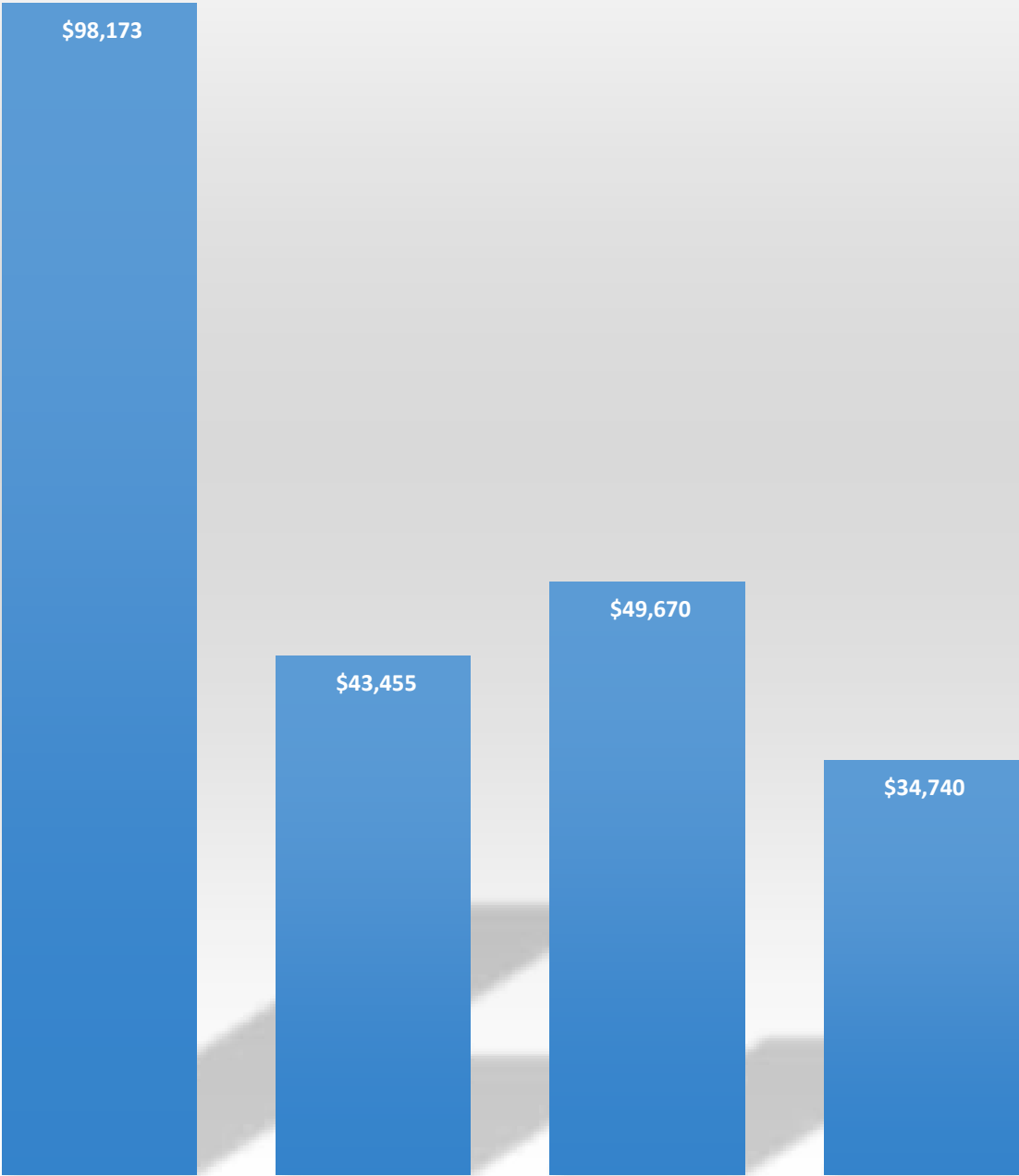
Medium

Low

Shared Revenues (In Thousands)



Income/Return



High

Saint Francis

Medium

Low

Presentation – City Administrator Mark Johnsrud

Economic Development

Development Success (Bear 1, Brinshore, Gallagher, Hidden Ponds, Holie, King Kase, Sherman, Roers Investment and Zimmer Landscaping)

Circumstances:

- History (In shadow of power plant and airport)
- No Central Business District
- Demographics (fish don't buy)
- Reputation

Priorities Focus:

- Centralized Communications
- Certainty in Decision Making

Growth

Current...

- Little Housing Stock Diversity (Single Family 800 sq. ft. vs 1600 sq. ft.)
- Older Housing Stock (majority is over 50 years old)
- 65% of Single Family Residential Homes Declined in Assessed Value (2015)
- Rental versus Owner Occupied – 50/50
- St. Francis School District Ratio of Resident versus Open Enrollment - 40/60

Future...

- Renewed Workforce Housing Opportunities (FoxConn – 14 miles)
- Turnover of Housing Stock Due to Aging Population (48% over age 65 per 2010 Census)
- Increasing Demand for Rental Residential (Workforce and Senior)

Priorities Focus:

- Housing Replacement Program
- Housing Rehabilitation Program
- Promotion (Reputation and Image)

Employee Retention/Retirement

- Employee Turnover from 2012 through 2017 was 33% (20 out of 60 full-time positions)

Circumstances:

- State Changes (Act 10 & Act 12)
- Budget Restraints (Levy Limits, Expenditure Restraint and Lack of Growth)
- Aging Workforce
- Employee Focus (Job Survival versus Job Enrichment)

Priorities Focus:

- Middle Management Leadership
- Delivery of Core Services versus Policy Management
- Manage Community “Needs” versus “Wants”

2017 Accomplishments – Presentation - Council President Don Brickner

- Approved “The Mariner Apartments” – 221 unit apartment development under Bear Development, LLC.
- Adopted Future Development Strategic Planning Report – For properties subject to change within the Comprehensive Plan
- Community Forum on Fire Services – Leading to new Flex-Firefighter position and enhanced shared services with neighboring fire departments.
- Approved Planned Unit Development for “Old City Hall” site to support application of WHEDA tax credits for a 48 unit apartment development by Gorman and Company.
- Approved three-year contract with Accurate Appraisal for City assessment services for 2018 through 2020.
- Hired Code Compliance Officer using Community Development Block Grant (CDBG) funding.
- Accepted a \$40,000 grant from AIG Foundation for the purchase of a UTV for the St. Francis Police Department.
- Approved the purchase of 2018 Pierce PUC Rescue Pumper Fire Engine.
- Municipal Property Taxes declined on the average tax bill by 7.5%.

2018 Goals and Initiatives - Presentation – Mayor CoryAnn St. Marie-Carls

- Tax Base Growth Initiatives
- Marketing Plan for our City Owned Commercial Properties
- Focus on Owner-Occupied Housing Stock
- Review Road Maintenance Financing Plans and Assessment
- City Public Relations
- Prioritize Core Services
- Update Ordinances
- Explore and Analyze Revenue Streams
- Public Improvements and/or Initiatives