

# POPULAR

## ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023



**Reaching  
New Heights**



# CONTENTS



## Message from the City Administrator:

Gardner is reaching new heights!

In 2023, Gardner achieved numerous milestones, including being recognized as the fastest-growing city in the Kansas City Metro area for populations of at least 20,000, for the year ending July 1, 2023. This Popular Annual Financial Report (PAFR) highlights a few of these remarkable

successes, offering citizens and interested parties an accessible overview of the city's performance based on sound financial planning and management.

The information in this report is derived from the City's Annual Comprehensive Financial Report (ACFR) for 2023. The ACFR, audited by Allen, Gibbs & Houlik, L.C., received an unmodified ("clean") audit opinion, confirming that the report is accurate and fairly presented. For 19 consecutive years, the ACFR has been submitted to the Government Finance Officers Association (GFOA) of the United States and has consistently received the Certificate of Achievement for Excellence in Financial Reporting. Additionally, this year, the city was awarded its 9th consecutive Distinguished Budget Presentation Award from the GFOA.

This report provides a condensed look at the city's finances, detailing where the money comes from (revenues), where it goes (expenditures), what we own (assets), and what we owe (liabilities). It also includes additional information regarding the city's debt.

We welcome your questions and feedback on this new reporting format for the city. PAFR questions can be directed to the Finance Director Matt Wolff at 120 E. Main St., Gardner, KS 66030 or via email at [mwolff@gardnerkansas.gov](mailto:mwolff@gardnerkansas.gov). The PAFR summarizes information from the ACFR and may not conform with all ACFR requirements and generally accepted accounting principles.

For more financial information and to access the full 2023 ACFR, go to: [www.gardnerkansas.gov/ACFR](http://www.gardnerkansas.gov/ACFR) or scan the QR code to the right.



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### On The Cover

In 2023, the Garmin Kansas City Air Show featured the U.S. Navy Blue Angels in Gardner's neighboring business district. This event, which has become one of the major highlights for the community, represents the city's aspiration to reach new heights in all facets of its service and operations. The city was proud to serve as a sponsor for the air show, reflecting its commitment to supporting significant local events that bring excitement and pride to the area.



# CITY LEADERSHIP

Gardner is the fastest-growing city in the Kansas City Metro for populations of at least 20,000 for the year ended July 1, 2023.

U.S. Census Bureau

The City has a Mayor-Council-Administrator form of government. There are five members of the City Council; the Mayor and Council Members are elected on an at-large ballot to serve a four-year term on a staggered basis.



## ELECTED



**Steve Shute**  
COUNCILMEMBER  
**Kacy Deaton**  
COUNCIL VP  
**Mark Wiehn**  
COUNCILMEMBER  
**Todd Winters**  
MAYOR  
**Steve McNeer**  
COUNCILMEMBER  
**Mark Baldwin**  
COUNCIL PRESIDENT

## APPOINTED



**Gonzalo Garcia**  
UTILITIES DIRECTOR  
**Jason Bruce**  
PARKS & REC. DIRECTOR  
**David Knopick**  
COMM. DEV. DIRECTOR  
**Kellen Headlee**  
PUBLIC WORKS DIRECTOR  
**Matthew Wolff**  
FINANCE DIRECTOR  
**Jim Pruetting**  
CITY ADMINISTRATOR  
**Pam Waldeck**  
CHIEF OF POLICE

**Robin Lewis**  
MUNICIPAL JUDGE

**Ryan Denk**  
CITY ATTORNEY

**Nora Cooper**  
LEAD PROSECUTOR

**Zach Thomas**  
CITY PROSECUTOR

**Bridgette Schell**  
PUBLIC DEFENDER

**Dwight Alexander II**  
PUBLIC DEFENDER

**Renee Rich**  
CITY CLERK





# ABOUT OUR CITY

Established in 1858, the City of Gardner is located in Johnson County, KS just 25 miles southwest of downtown Kansas City, Missouri. Gardner is approximately 14.65 square miles and is the number one fastest growing city (with a population over 20,000) in the Kansas City metro area.

**Reached record-breaking numbers for residential permits**



**224** lane miles of streets



**875** building & improvement permits  
**184** new single-family homes



**1** Justice Center  
**22** patrol/animal control units



**13** parks  
**1** Aquatic Center  
**344** park acres  
**1** golf course  
**14** sports fields



**94** hangars



## COMMUNITY

**27,652** population

**33.1** median age

**1.8%** unemployment rate (Johnson County, 2023)

**\$35,862** per capita income

**6,188** school enrollment

**\$3,174** debt per capita



## TOP FIVE EMPLOYERS

**950** Unified School Dist. 231

**300** Walmart

**274** Excelligence

**196** Meadowbrook Rehabilitation Hospital

**148** City of Gardner



## TOP FIVE TAXPAYERS

**\$15.9M** Midwest Commerce Center

**\$3.9M** Tallgrass Apartments, LLC

**\$3.9M** Moonlight Apartments, LLC

**\$3.6M** Walmart

**\$3M** Conestoga Titleholder, LLC

# FINANCIAL CONDITION

The Statement of Net Position similar to a balance sheet, provides a snapshot of the overall health of the City. By representing the total financial worth of what the City owns (“Assets”) and reducing that total by what the City owes (“liabilities”), we are left with a remaining balance known as our “Net Position” which is available for future use. A positive net position balance indicates a measure of financial stability.

## WHAT THE City Owns

## WHAT THE City Owes

## AVAILABLE FOR the Future

The City categorizes its many operations as either “Governmental Activities” or “Business-type Activities.” Governmental Activities are the most basic services intended to provide benefit to the public as a whole, such as public safety, community planning and development, and streets and trails. Business-type Activities are expected to recover the costs of operations through fees from those who benefit from the service. The city’s electric, water and sewer systems, stormwater system, and airport are listed as business-type activities.

	2022		2023	
	Governmental	Business-type	Governmental	Business-type
<b>City Owns</b>				
Current and Other Assets	47,710,529	33,557,667	48,448,208	36,299,616
Capital Assets	82,693,801	114,202,427	82,681,954	111,850,069
<b>Total Assets</b>	<b>130,404,330</b>	<b>147,760,094</b>	<b>131,130,162</b>	<b>148,149,685</b>
Deferred Outflows	3,909,931	1,018,942	3,694,217	938,068
<b>City Owes</b>				
Long-term Liabilities	49,416,810	52,618,150	45,741,470	48,924,965
Other Liabilities	10,041,827	5,429,463	10,428,579	5,769,186
<b>Total Liabilities</b> debts or payments due to vendors	<b>59,458,637</b>	<b>58,047,613</b>	<b>56,170,049</b>	<b>54,694,151</b>
Deferred Inflows	5,596,209	191,678	6,344,271	221,592
<b>The Future</b>				
<b>Net Position</b>	<b>69,259,415</b>	<b>90,539,745</b>	<b>72,310,059</b>	<b>94,172,010</b>

**Current Assets:** sometimes called a liquid asset—is a short-term asset that the City expects to use up, convert into cash, or sell within one fiscal year

**Deferred Outflows:** resources that are applicable to a future reporting period (e.g. future pension expenses) and so will not be recognized until that date

**Deferred Inflows:** an acquisition of resources that is applicable to a future reporting period (e.g. property taxes paid in advance) and so will not be recognized until that date



# WHAT THE City Owns

The City of Gardner uses capital assets to provide vital services and enhance the quality of life of its residents. This includes land, buildings and improvements, equipment, vehicles, roads, water lines, sewer collectors, electric lines, construction in progress and intangibles. As of December 31, 2023, the City's capital assets net of accumulated depreciation/amortization, for both governmental and business-type activities was **\$194.5 million**.

Received donated infrastructure from new development valued at **\$2,922,272**.



Completed construction on the Prairie Trace wastewater infrastructure

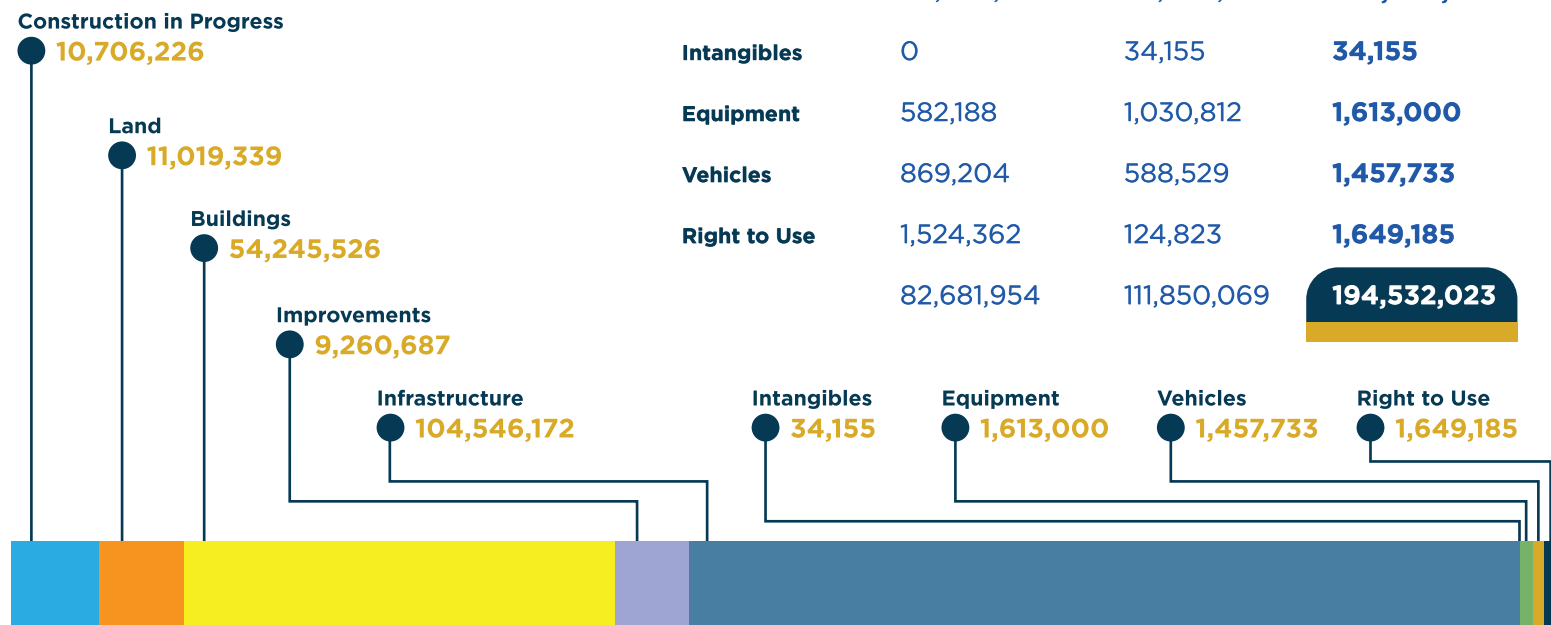


Replaced several vehicles, some in an effort to reduce fuel cost and emissions

Constructed the first inclusive playground for kids of all physical and cognitive abilities



	Governmental	Business-type	Total
Construction in Progress	6,933,390	3,772,836	<b>10,706,226</b>
Land	6,538,458	4,480,881	<b>11,019,339</b>
Buildings	14,662,978	39,582,548	<b>54,245,526</b>
Improvements	3,505,811	5,754,876	<b>9,260,687</b>
Infrastructure	48,065,563	56,480,609	<b>104,546,172</b>
Intangibles	0	34,155	<b>34,155</b>
Equipment	582,188	1,030,812	<b>1,613,000</b>
Vehicles	869,204	588,529	<b>1,457,733</b>
Right to Use	1,524,362	124,823	<b>1,649,185</b>
	82,681,954	111,850,069	<b>194,532,023</b>



# WHAT THE City Owes

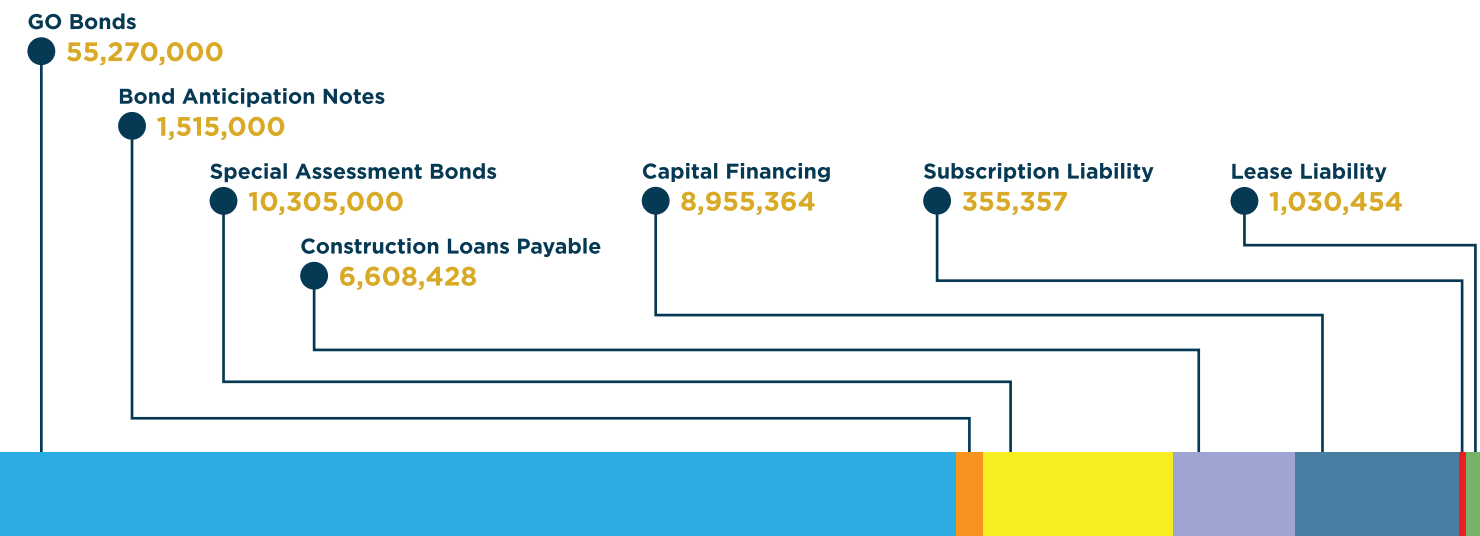
The City uses debt financing as a tool to pay for capital improvement projects that will serve the community. The City also chooses to use bonds when projects are so large, it would never be feasible to pay in cash for all of it. The smaller annual debt payments are much more manageable. It's also about fairness. If the useful life of a \$10 million building improvement is 20 years, why should we ask today's resident to pay 100% of the cost now for 1/20th of its use.

Downtown placed in the prestigious National Register of Historic Places, opening avenues for state and federal preservation grant and tax incentives



In July 2023, Standard and Poor's Global Ratings affirmed the City's AA-credit rating on General Obligation (GO) bonds outstanding. State Statutes limit the amount of net bonded debt (exclusive or revenue, utility and refunding bonds) a government entity may issue to 30% of its total assessed valuation of property. The current debt limitation for the City is \$103,499,604, which is significantly in excess of the City's \$29,870,429 debt applicable to the limit.

	Governmental	Business-type	Total
GO Bonds	23,575,000	31,695,000	<b>55,270,000</b>
Bond Anticipation Notes	1,515,000	0	<b>1,515,000</b>
Special Assessment Bonds	10,305,000	0	<b>10,305,000</b>
Construction Loans Payable	0	6,608,428	<b>6,608,428</b>
Capital Financing	9,666	8,945,698	<b>8,955,364</b>
Subscription Liability	355,357	0	<b>355,357</b>
Lease Liability	905,000	125,454	<b>1,030,454</b>
	36,665,023	47,374,580	<b>84,039,603</b>





# WHERE THE MONEY COMES FROM & GOES

# PROPERTY TAX SPLIT



## REVENUES



	Governmental	Business-type	Total
Charges for Services	3,813,810	34,020,870	<b>37,834,680</b>
Grants	7,782,567	1,665,002	<b>9,447,569</b>
Property Taxes	5,892,875	0	<b>5,892,875</b>
Sales and Use Taxes	6,733,890	0	<b>6,733,890</b>
Other Taxes	807,986	0	<b>807,986</b>
Unrestricted Investment Earnings	1,408,357	1,428,446	<b>2,836,803</b>
Lease Interest Revenue	0	75	<b>75</b>
Other	350,219	0	<b>350,219</b>
	26,789,704	37,114,393	<b>63,904,097</b>

## EXPENSES



	Governmental	Business-type	Total
General Government	4,644,561	0	<b>4,644,561</b>
Police	7,769,282	0	<b>7,769,282</b>
Public Works	6,350,060	0	<b>6,350,060</b>
Culture & Recreations	3,817,507	0	<b>3,817,507</b>
Community Development	1,103,220	0	<b>1,103,220</b>
Interest on Long-Term Debt	1,118,930	0	<b>1,118,930</b>
Electric	0	18,508,090	<b>18,508,090</b>
Water	0	7,524,306	<b>7,524,306</b>
Wastewater	0	6,041,531	<b>6,041,531</b>
Stormwater	0	104,891	<b>104,891</b>
Airport	0	238,810	<b>238,810</b>
	24,803,560	32,417,628	<b>57,221,188</b>

## TRANSFERS

Neither a revenue nor an expense, transfers move money between funds.

	Governmental	Business-type	Total
	1,064,500	-1,064,500	<b>0</b>

The combined total property tax rate for Gardner residents in 2023 was 128.669. Only 14.24% of the total real estate tax paid by Gardner residents was assessed by the City of Gardner. A Gardner resident who owned a home with an appraised value of \$295,500 paid \$4,372.49 in real estate taxes with \$622.53 going to the City of Gardner.



Unified School District 231  
**\$0.48**

Johnson County  
**\$0.19**

Gardner  
**\$0.14**

Kansas  
**\$0.01**

Fire District 1  
**\$0.12**

JCCC  
**\$0.06**

**Note:** Properties that were recently annexed into Gardner may be subject to another 1.645 mills for Fire District Bond A.

Increased the average number of training hours per officer from 96 in 2022 to 122 hours per officer in 2023, which is well beyond the 40-hour state requirement.





**19<sup>TH</sup> CONSECUTIVE**

GFOA Certificate of Achievement for Excellence in Financial Reporting Award



**9<sup>TH</sup> CONSECUTIVE**

GFOA Distinguished Budget Presentation Award



**20<sup>TH</sup> CONSECUTIVE**

Tree City USA Recognition



AGC of KANSAS



2023 Kansas Water Environment Association Awards

**George W. Burke Jr.**  
Facility Safety Award

**Best Plant in Class 4 Award**

**KWEA Safety Award**

Association of General Contractors of Kansas

**Design-build Award for Hillsdale Water Treatment Plant Expansion Project**

American Public Power Association

**Certificate of Achievement for Exceptional Electric Reliability**

REACHING NEW HEIGHTS

**Dig Deeper**

The City of Gardner encourages you to explore additional financial details by visiting: [www.gardnerannualreport.com/fiscal-stewardship](http://www.gardnerannualreport.com/fiscal-stewardship) or scan the QR code to the right.

