

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: January 8, 2014 (approved 01/29/14)

LOCATION: Municipal Building

DIRECTORS ATTENDING

Lonnie Kitt (President)*
Larry Karel (Vice President)*
Jerry Karnatz (Secretary)*
Charlie Heavican (Treasurer)*
Richard Folda
Jon Knutson
Jarrod Gillig
Brian Vavricek
Gil Wiginton

DIRECTORS ABSENT

Jeff Gall
Chris Langemeier*
Steve Thompson

Invited Guests

Sue Jacobus

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

Mission Statement: *To provide leadership in facilitating community development and sustained economic growth.*

7:00 a.m.

- Meeting called to order by Lonnie Kitt (President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- 12-11-13 Meeting Minutes approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- LB 840 Revenue (October 2013) was \$18,236. Revenue up \$1,025 (+5.9%) from Oct. 2012.
- YTD SCD Expenses Paid (Oct. 1 - Dec. 31) \$14,662.56 (24.4% of Budget).
- Schuyler Department of Utilities: No update - Jim McGowen ill and unable to attend meeting.
- EDC presented report detailing Schuyler's ten year (2003-2013) Real Estate Valuation growth. Grow Tax Base a fundamental principle in economic development. Valuation has increased +\$32,303,262 (+27.1%) since 2003. Half (\$16,589,824) of Schuyler's growth occurred from 2003-2006. In five of the past six years (2007-2013), annual rate of growth has been less than 1%. With expansion of the Platte River Flood Plain effective 04/16/14, expansion may result in stagnating future growth or possibly an overall contraction of Schuyler's real estate valuation. 18.9% of Schuyler's property taxes help fund Municipal government and its services. Also, growth in real estate valuation measures community's economic trajectory.
- Compared valuation of communities (Schuyler, Wayne, West Point). Schuyler has the highest population and the lowest valuation. Average valuation per resident: West Point (\$49,664), Wayne (\$32,774) Schuyler (\$24,398). While comparing valuations, the discussion quickly moved to code effectiveness and its impact on both property valuations as well as the potential for new construction in community. Directors were dismayed to learn the code enforcement position remains vacant and the City continues to function in a reactive / complaint driven mode when addressing property nuisances. Mayor announced last spring his support for adding a full-time code enforcement officer and funding for new position was subsequently approved for current fiscal year. Filling code enforcement position would move City away from a reactive / complaint driven mode to a proactive posture in addressing nuisance properties. Directors requested EDC to communicate with Mayor Reinecke.
- 2012 Schuyler Housing Assessment information reviewed. From 2000-2010, Schuyler's population grew 15.64% (+840 residents) while the number of households increased by +80 (4.58%). Net result (overcrowding) is reflected in Schuyler's continued increase in average number of residents per household (3.37) exceeding both the state (2.46) and national average (2.58). Successfully confronting its 'challenging opportunity' (Grow Housing Stock), City would steadily increase its valuation. +36 units needed annually until 2025.
- Directors endorsed DRCDC recommendation for City to consider applying to DED for planning grant to help fund engineering / feasibility / cost assessment of Top Notch Building.
- Miscellaneous:
 - 477 employment opportunities within a 25 mile radius of Schuyler (01/06/14)
 - Colfax County November unemployment 2.9%
 - \$1,155,000 renovation of Memorial Hospital Surgical Suite to be completed by 02/28/14
 - Dr. Dan Hoelsing (Superintendent of Schools) invited to January 29th SCD Meeting

8:02 a.m. - adjourned Next **SDC Board Meeting:** **DATE:** January 29th, (Wednesday)

TIME: 7:00 a.m. – 8:00 a.m.

LOCATION: Municipal Building