

October 25, 2022

The City Council of Scott City met in special session at 7:00 p.m. on the above date in Scott County District Courtroom in Scott County Courthouse.

Present were Mayor Everett Green, Council members Craig Richards, Jeff Allen, Kelly Funk, Josh Gooden, Bo Parkinson, Barb Wilkinson, Adam Winter, Armando Tarango, City Attorney Rebecca Faurot, City Administrator Brad Pendergast, and City Clerk Ruth Becker.

Others present were Scott County Commissioners Jerry Buxton, Gary Skibbe, and Perry Nowak, County Attorney Rebecca Faurot, and County Clerk Marie Allen; USD 466 Superintendent Jamie Rumford (by Zoom), Board of Education President Scott Noll, Vice President Andrew Trout, members Jon Berning, Julia Cheney, Yanet Contreras, Steve Kucharik, Lynette Robinson and Board Clerk Suzanne Hess; Scott County Appraiser Kim Frodin; Scott County Development Committee (SCDC) Executive Director Katie Eisenhour, SCDC Board of Directors members Abram Nelson, Tyler Kough, Josh Bailey, Gary Skibbe, Josh Gooden, Jamie Rumford, and Ryan Roberts; Chamber of Commerce Executive Director Lindsay Singley; and *Scott County Record* Editor Rod Haxton.

The purpose of the joint special meeting was to discuss the Neighborhood Revitalization Plan (NRP).

SCDC President of the Board of Directors Abe Nelson welcomed and thanked all present for attending. He introduced SCDC Executive Director Katie Eisenhour and Scott County Appraiser Kim Frodin.

SCDC Director Katie Eisenhour explained that the purpose of this joint session was to discuss the revision of the NRP that expires on December 31, 2022. The goal of the meeting was for the three taxing entities, Scott County, City of Scott City, and USD 466 to reach a consensus on the content of the revised NRP which will be drafted by SCDC with the assistance of the Scott County Appraiser Kim Frodin, Scott County Attorney Rebecca Faurot, and City Administrator Brad Pendergast. Following the end of this meeting, each entity will immediately publish a Notice of Public Hearing in which each entity will hear and consider public comment on the Neighborhood Revitalization Plan. Public Hearing dates and times are as follows: USD 466, November 14, 2022 at 7:00 p.m.; Scott County, November 15, 2022 at 8:00 a.m.; and City of Scott City, November 21, 2022 at 7:30 p.m.

Mrs. Eisenhour facilitated the discussion with a question/vote format, leading with rapid-fire questions to determine a consensus among attendees. Those questions that are not so “cut-and-dried” lead to healthy discussion and, ultimately, compromise among the entities. Consensus for the listed bullet points will be worked into the draft revision for the NRP to be approved by each taxing entity. Votes provided below are City Council members’ votes; overall majority of all in attendance will result in the items being included in the draft revision of the NRP.

- Support was given for the continuation of the Neighborhood Revitalization Plan. Vote – Unam.
- Consensus to make the NRP available for both new construction and for revitalization. Vote – Unam.
- Near consensus to exclude the conversion of single-family residences into multi-family residences from eligibility. Vote – 7-yes, 1-no, Bo Parkinson.
- Consensus to require application at onset of construction or renovation. Vote – Unam.
- Consensus to lower the minimum threshold for eligibility from \$40,000 improvement to the appraised value to \$15,000 of expensed cost-with the understanding that the amount of rebatement will be calculated from the change in value of the property which may be less than \$15,000. Vote – Unam.
- Consensus to favor a 10-year term for the revised NRP with the understanding that all NRPs approved during the 10-year term will continue to be honored for the full 10-years even if the entities later decide to go back to a 5-year term in 2027. Vote – Unam.
- Consensus to include all garages, whether attached or detached, new or rehabilitated. Vote – Unam.
- Consensus to delineate the current categories of Residential, Commercial, Industrial, and Agricultural. Vote – Unam.
- Consensus to view the NRP territory as large as statutorily possible; in other words, “nearly County-wide.” Vote – Unam.
- Consensus for the Residential 10-year term (New & Rehabilitation) to be rebated at 95% for the first five (5) years and 75% for the second five (5) years. Vote – Unam.
- Consensus for Industrial, Commercial, and Agricultural 10-year terms to be rebated at 75% for all 10 years. Vote – Unam.
- Consensus that twelve (12) unsold homes in the Moderate-Income Housing (MIH) district all be eligible for the 2023 NRP. Vote – Unam.
- Consensus to keep the transferability of the plan across all four categories (Residential, Commercial, Industrial, and Agricultural) in effect for the full 10-year term. Vote – Unam.

Mrs. Eisenhower thanked everyone for their participation in the NRP discussion.

The meeting adjourned at 8:02 p.m. without motion or second.

Everett M. Green
Mayor

Ruth Becker
City Clerk