

## FINANCE COMMITTEE MEETING

The Finance Committee of the City of Norfolk, Nebraska met in the Council Chambers, 309 West Madison Avenue, Norfolk, Nebraska, on Monday, October 27, 2008, beginning at 7:00 a.m.

In the absence of Mayor Gordon D. Adams, Council President Jim Brenneman called the meeting to order.

Roll call found the following Committee members present: Councilpersons Brenneman, Coy, Fauss, Lange, Reeder, Saunders, and Wilson. Absent: Van Dyke and Mayor Adams.

Staff members present were City Administrator Al Roder, Public Works Director Dennis Smith, City Attorney Clint Schukei, City Clerk Beth Deck, Wastewater Plant Superintendent Todd Boling, Solid Waste Manager Gary Lund, Transportation, Building & Grounds Director Jim Koch, Water & Sewer Director Dennis Watts, Police Chief Bill Mizner, Information Systems Manager Jim McKenzie, Prevention Manager Scott Cordes, Fire Chief Shane Weidner, Finance Officer Randy Gates, and Health Inspector John Kouba.

The media was represented by Greg Wees, Norfolk Daily News, and Bill Siefert US92/94Rock.

Notice of the meeting was given in advance by publication in the Norfolk Daily News, and notice of the meeting was given to the Mayor and all members of the Council prior to the meeting.

The Council President presided and the City Clerk recorded the proceedings.

The Council President informed the public about the location of the current copy of the Open Meetings Act posted in the meeting room and accessible to members of the public.

Councilperson Coy moved, seconded by Councilperson Wilson to approve the minutes of the October 6, 2008 Finance Committee meeting as printed. Roll call: Ayes: Councilpersons Brenneman, Coy, Fauss, Lange, Reeder, Saunders, and Wilson. Nays: None. Absent: Van Dyke and Mayor Adams. Motion carried.

### Property Cleanup (David City ordinance example)

City Administrator Al Roder stated this discussion is in response to a request from Councilperson Dale Coy. Coy requested City staff consider David City's ordinance that deals with cleaning up properties.

Prevention Manager Scott Cordes stated Code Enforcement staff is trying to do the best they can to clean up properties in Norfolk. Norfolk uses the International Property Maintenance Code which is used by other municipalities across Nebraska. Cordes stated the use of the city attorney for enforcement is very workable for Norfolk. The only question may be how fast the Council wants Code Enforcement staff to work on the cleanup of properties in Norfolk.

City Attorney Clint Schukei stated the major difference from David City to Norfolk seems to be that David City uses a Board of Health whereas Norfolk allows Code Enforcement staff, with the help of the City Attorney, to enforce compliance. The David City ordinance contemplates that if compliance is not had when requested, the city pays to clean it up and then tries to collect the

money from the property owner. By comparison, if the City of Norfolk does not get compliance, a complaint is filed in court, a fine is imposed and many times there is a credit to be obtained if the property is cleaned up in a reasonable time. If no compliance is had, then additional charges can be filed by the City Attorney. Schukei stated David City seems to want to shame citizens into cleaning up properties and that a lien cannot be filed against a tenant. However, Norfolk's code allows for staff to go after the landlord and the tenant for enforcement action.

Councilperson Coy questioned whether the work load for the Health Inspector is too heavy and more staff is required.

Cordes estimates each complaint made to the Health Inspector results in 3-5 more contacts. However, the Health Inspector is doing everything possible to clean up properties in Norfolk. Cordes stated additional Code Enforcement staff may need to be considered but that is a budgetary issue.

Councilperson Reeder questioned whether a neighborhood could have its own covenants to lessen the work load for Code Enforcement staff.

Schukei stated restrictive covenants can only be put in place with 100% unanimity of the neighborhood, somewhat like a homeowners association. Schukei feels citizens may not be completely aware of what the Codes Enforcement staff does. As an example, there were approximately 25 houses torn down this past year with 15 of those being because of Code Enforcement actions.

Coy feels there may be a benefit in this discussion in that it will get the information out to the community about the work of Code Enforcement in Norfolk.

Councilperson Wilson questioned the time frame for cleaning up properties.

Cordes stated time frames vary with each situation. Some enforcement has a human element involved (e.g. family crisis) and Codes staff try to keep that balanced with enforcement. Cordes stated life safety issues move faster than other enforcement matters.

Schukei stated the City has the right to assess clean up charges against the property; however, the City usually doesn't collect a lot of that money back and the cost to demolish one house is approximately \$10,000. Norfolk's standard is to make property owners responsible for tearing down and cleaning up their property. As an example, when police officers were given the authority last January to deal with abandoned vehicles, 1,100 contacts were made with vehicle owners, 42 tickets were issued and the Police Division didn't tow one vehicle.

This item was for informational purposes only.

Energy Audits  
(Siemens Building Technologies Inc.)

Wastewater Plant Superintendent Todd Boling contacted Siemens Building Technologies, Inc. about possible energy audits for the City.

Bart Jacobsen, District Operations Manager for Siemens Building Technologies, Inc. gave a Power Point presentation on the proposed energy audits. Also attending the meeting representing

Siemens were Sylvio Reboloso, Business Development Manager, and Joe Suggs, Division Manager. Siemens' mission is to help customers reduce costs while improving reliability and performance and minimizing the impact on the environment. Jacobsen said that, according to State Statute Section 66-1066, *Energy Financing Contract Term*, energy audits must be budget neutral and Siemens must guarantee there won't be any additional costs to the City. Jacobsen stated the City would be paying for the project through savings realized. An energy audit of the City would include a review of meter reading (real time data), wastewater plant (reduce utility costs), landfill (methane gas recovery), traffic signals (L.E.D. lights) and municipal buildings (heating, water, lighting).

Councilperson Lange questioned the time frame for implementation of such a project.

Jacobsen stated a data analysis can be completed in 3-4 weeks, a contract let in 6-8 months and implementation in 3-4 months for a total time frame of approximately 1 year.

This item was for informational purposes only at this time.

Councilperson Fauss moved, seconded by Councilperson Reeder to adjourn the meeting at 7:36 a.m. Roll call: Ayes: Council members Brenneman, Coy, Fauss, Lange, Reeder, Saunders, and Wilson. Nays: None. Absent: Van Dyke and Mayor Adams. Motion carried.

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Gordon D. Adams  
Mayor

ATTEST:

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Elizabeth A. Deck  
City Clerk

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