

CITY OF NORFOLK, NEBRASKA

The Mayor and City Council of the City of Norfolk, Nebraska met in regular session in the Council Chambers, 309 West Madison Avenue, Norfolk, Nebraska on the 4th day of February, 2008, beginning at 7:30 p.m.

Following a moment of silence and the Pledge of Allegiance to the United States of America, Mayor Gordon Adams called the meeting to order. Roll call found the following Councilpersons present: Coy, Lange, Van Dyke, Reeder, Brenneman, Fauss, and Saunders. Absent: Wilson.

Staff members present were: City Administrator Mike Nolan, Director of Public Works Dennis Smith, City Attorney Clint Schukei, City Clerk Beth Deck, Property/Operations Manager Gary Miller and Finance Officer Randy Gates.

The Mayor presided and the City Clerk recorded the proceedings.

The Mayor informed the public about the location of the current copy of the Open Meetings Act posted in the City Council Chambers and accessible to members of the public.

Notice of the meeting was given in advance thereof by publication in the Norfolk Daily News, Norfolk, Nebraska, the designated method of giving notice, as shown by affidavit of publication.

Notice was given to the Mayor and all members of the Council and a copy of their acknowledgement of receipt of notice and agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Councilperson Brenneman moved, seconded by Councilperson Fauss to approve the consent agenda as printed. Roll call: Ayes: Councilpersons Coy, Lange, Van Dyke, Reeder, Brenneman, Fauss and Saunders. Nays: None. Absent: Wilson. Motion carried.

Councilperson Lange moved, seconded by Councilperson Reeder to adopt the regular agenda as printed. Roll call: Ayes: Councilpersons Coy, Lange, Van Dyke, Reeder, Brenneman, Fauss and Saunders. Nays: None. Absent: Wilson. Motion carried.

SPECIAL PRESENTATION

The Mayor announced nominations are being accepted at the City Administrator's office through February 29, 2008, for the 2008 Edward I. **Vrzal** Outstanding Citizen Award.

The Mayor proclaimed February 16, 2008 as "Student Nurses' Day" and the month of February 2008 as "JOOI of Reading Month".

CONSENT AGENDA

The City Council approved the minutes of the January 22, 2008, City Council meeting as printed.

The City Clerk was authorized to establish February 19, 2008 as the date for a public hearing to consider placing **Keno** on the May 13, 2008 Primary Election.

The City Council approved the reappointments of Garry Murren, Merlin Milander and Maynard Ohl to the Norfolk **Planning Commission** for three-year terms expiring February 2011.

The City Council approved the reappointment of Les Swanson to the **Building Code Appeals/Property Maintenance Code Board of Appeals** for a five-year term expiring February 2013.

The City Council approved a Special Designated **liquor** License for Hy-Vee, Inc., dba **Hy-Vee #2**, to sell beer, wine and distilled spirits at a reception at the National Guard Armory, 817 South 1st Street, on Saturday, June 14, 2008.

The City Council approved all bills on file in the amount of \$739,381.92.

REGULAR AGENDA

A public hearing was held to consider acquisition of property located at 903 **South 4th** Street and owned by Tim **Criss**. City Attorney Clint Schukei provided information to the Mayor and City Council. The public hearing is required by State Statute Section 18-1755 prior to a city acquiring an interest in real property. The house on the property was condemned in 2006 and has never been torn down. As a result, in August 2007, the City filed a charge in Madison County against Criss for failure to remove a condemned structure. The condemned house on the Criss property continues to have a negative impact on the neighborhood and the Fire Division desires to use budgeted money to remove the structure. The property has a number of judgment liens against it and liens for unpaid real estate taxes. The City made an agreement with Criss that provides for Criss to pay the real estate taxes, get the liens released and convey the property to the City. If the agreement is implemented, the City will, in effect, pay for demolition of the condemned house and be the owner of the bare lot.

No one appeared either in favor of or in opposition to acquiring property at 903 South 4th Street and the Mayor declared the hearing closed.

The Mayor requested consideration of Resolution No. 2008-5 approving **acquisition** of property located at **903 South 4th** Street.

Councilperson Van Dyke moved for adoption of Resolution No. 2008-5 approving acquisition of property located at 903 South 4th Street, seconded by Councilperson Brenneman. Roll call: Ayes: Councilpersons Coy, Lange, Van Dyke, Reeder, Brenneman, Fauss and Saunders. Nays: None. Absent: Wilson. Motion carried. Resolution No. 2008-5 was adopted.

The Mayor requested consideration of creation of a short list of City of Norfolk **municipal office** opportunities.

City Administrator Mike Nolan gave a short Power Point presentation on the possible locations for a municipal office building. The locations are:

City Auditorium on North 1st Street;
First Christian Church property on North 13th Street;
City Council Chambers building on West Madison Avenue;
Salvation Army parking lot on West Norfolk Avenue;
Merle Rix property on North 3rd Street;
Kensington Hotel on North 4th Street;
Villa Inn property on West Omaha Avenue;
Fullerton Lumber property on South 6th Street;
Rod Kush Furniture building on Riverside Boulevard;
Stuart Hansen property located northwest of Faith Regional Health Services;
Alco parking lot on East Norfolk Avenue;
Maple Park Trailer Court property on North 1st Street;
Health & Human Services building on Braasch Avenue; and
Paul Medelman property located south of Faith Regional Health Services.

Webb McNally is disappointed the City took an option on the First Christian Church property and wants the City to keep the offices in Downtown Norfolk. McNally feels the ideal location for a city building is at 309 West Madison Avenue. McNally has property in the area to sell if the City needs additional land.

Dan Mauk, President of the Norfolk Area Chamber of Commerce, encouraged elected officials to continue with initial steps to explore the various locations. The Chamber of Commerce would like to partner with the City of Norfolk. Mauk stated the Chamber needs professional advice on space needs requirements and requested elected officials look at all options and involve citizens in the process.

Tom Schommer feels the “process is good” and elected officials “are doing a tremendous job”.

Lonn Atwood thanked the City Council for receiving citizens’ input. Atwood feels the “partnership idea enables more buy-in from citizens/agencies.” Atwood feels building a new facility is advisable and encouraged elected officials to consider the space needs of the various entities as well as financial contributions of each agency. Atwood stated “citizens are willing to support a forward looking plan.”

Mark Hall feels the city offices should be located in the Downtown Norfolk area and that elected officials need to “keep an open mind to opportunities.”

Mayor Adams explained that, at the February 4, 2008, Finance Committee meeting, elected officials agreed to refer the options to a subcommittee to winnow through the various locations for a city office building.

Councilperson Reeder moved, seconded by Councilperson Brenneman to refer the options to a subcommittee to winnow through the various locations for a city office building.

Councilperson Brenneman thanked citizens who came forth with information and the various locations for a new city office facility. Brenneman feels it is ironic that there haven’t been any objections to the City getting a new or updated office facility. Brenneman feels “everyone

realizes that this has been long overdue and it is time to move forward.” Brenneman reiterated that the Finance Committee recommends establishing a subcommittee to evaluate the proposed properties and make a recommendation to the City Council. Brenneman feels it is time to “bring a halt to the various locations submitted” and it is time to move forward with subcommittee review and evaluation of the various locations.

Roll call on the motion to establish a subcommittee to review the various locations for a city office building: Ayes: Councilpersons Coy, Lange, Van Dyke, Reeder, Brenneman, Fauss and Saunders. Nays: None. Absent: Wilson. Motion carried.

Sales and use collection for the month of November 2007 was reported as \$570,994.42.

No comments were received regarding the Works-In-Progress report for the period January 16 to 29, 2008.

Councilperson Van Dyke moved, seconded by Councilperson Fauss to adjourn the meeting at 8:00 p.m. Roll call: Ayes: Councilpersons Coy, Lange, Van Dyke, Reeder, Brenneman, Fauss and Saunders. Nays: None. Absent: Wilson. Motion carried.

Gordon D. Adams
Mayor

ATTEST:

Elizabeth A. Deck
City Clerk

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I, the undersigned Clerk, hereby certify that the foregoing is the full, true and correct original document of proceedings of Monday, February 4, 2008, had and done by the Mayor and City Council; that all of the subjects included in the proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to the meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Elizabeth A. Deck
City Clerk

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