

## FINANCE COMMITTEE MEETING

The Finance Committee of the City of Norfolk, Nebraska met in the City's Conference Room, 309 Madison Avenue, Norfolk, Nebraska, on Monday, January 3, 2005, beginning at 7:00 a.m.

Mayor Gordon D. Adams called the meeting to order.

Roll call found the following Committee members present: Mayor Gordon Adams and Councilpersons Kaspar-Beckman, Brenneman, Fauss (7:01 a.m.), Lange, Leshovsky, Saunders, Van Dyke, and Wisnieski. Absent: None.

Staff members present were City Administrator Mike Nolan, Public Works Director/City Engineer Dennis Smith, City Attorney Clint Schukei, City Clerk Beth Deck, Transportation, Building & Grounds Director Jim Koch, Prevention Manager Scott Cordes, Water & Sewer Director Dennis Watts, Solid Waste Manager Gary Lund, Fire Chief Shane Weidner, Property/Operations Manager Gary Miller, and Information Systems Manager Jim McKenzie.

The media was represented by Gregg Wees, Norfolk Daily News, and Jim Curry, WJAG/KEXL.

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 Mayor presided and the City Clerk recorded the proceedings.

Councilwoman Kaspar-Beckman moved, seconded by Councilman Leshovsky to approve the agenda as printed. Roll call: Ayes: Council persons Kaspar-Beckman, Brenneman, Lange, Leshovsky, Saunders, Van Dyke, Wisnieski and Mayor. Nays: None. Absent: Fauss. Motion carried.

The first item discussed was a proposed assignment of lease from Dynamic Broadband to **Telebeep** for lease of space on the water tower. Property/Operations Manager Gary Miller explained Telebeep (Tom Schommer) bought out Dynamic Broadband and requests the City accept the assignment of lease. Miller stated the assignment will be a continuance of the business.

Councilman Fauss feels Dynamic Broadband has too many antennas on the water tower. Fauss questioned whether the City of Norfolk has an ordinance limiting the number of antennas to be located on the water tower. Fauss also questioned why the City constructed a road to the water tower for companies who rent space.

Miller explained the City rents out water tower space to six different companies. The City also uses water tower space for antennas. Miller stated Telebeep is combining the current Dynamic Broadband antennas into one antenna. Miller stated the structure of the water tower would determine how many antenna could be located there. Miller explained in the recent Nextel agreement, the City required Nextel to construct the road to the tower. Miller stated the City includes various upgrades to the water tower and property with each lessee.

Councilman Wisnieski moved, seconded by Councilman Brenneman to accept the assignment of lease from Dynamic Broadband to Telebeep for lease of space on the water tower and move the assignment to the January 3, 2005 City Council meeting for formal consideration. Roll call: Ayes: Council persons Kaspar-Beckman, Brenneman, Fauss, Lange, Leshovsky, Saunders, Van Dyke, Wisnieski and Mayor. Nays: None. Absent: None. Motion carried.

Public Works Director/City Engineer Dennis Smith discussed the proposed revised City of Norfolk **flood insurance rate maps**. After approximately two years of review, evaluation and public comment periods, the Federal Emergency Management Agency (FEMA) and the Nebraska Department of Natural Resources are now requiring the City of Norfolk formally adopt the new floodway maps. Brian Dunnigan, Program Director of the Nebraska Department of Natural Resources, sent a formal notice urging the City of Norfolk to move forward with final adoption of the new maps prior to the federal effective date of February 4, 2005. Failure to adopt the new maps prior to February 4, 2005 jeopardizes community participation in the Federal Flood Insurance Program.

The new maps affected some Norfolk citizens with significant negative results on the potential use and value of their properties. The two citizens most impacted were Wendell Newcomb of Roman Packing Company and Ray Clausen who owns both business and residential property in the affected area. Through a cooperative effort with the City of Norfolk, concerns raised by these citizens were communicated to various state and federal agencies including direct contacts with Senator Ben Nelson's office requesting further review and evaluation of the affected properties. The contact with Senator Nelson generated a secondary review by FEMA and resulted in significant relief to much of the affected area for both Mr. Newcomb and Mr. Clausen. Without such relief, the Newcomb and Clausen properties would have been located in the floodway and they would not be able to make improvements to their properties or build any new structures. City Administrator Mike Nolan explained Senator Nelson also worked with FEMA on behalf of citizens in the cities of Grand Island and Fremont.

Councilman Fauss questioned "who conveniently made that line go right south of the Roman Packing building?"

Smith explained FEMA hired an engineering firm to do the floodway study; the City of Norfolk provided an updated 2003 aerial photo to gather elevations, and the Nebraska Department of Natural Resources developed the contours for the maps. FEMA reviewed available information and developed the new map.

Councilman Wisnieski questioned whether there are still mechanisms in place to do map revisions if necessary.

Smith stated there are mechanisms in place but if changes are made the local community could be negatively affected. Smith stated, however, one change will be forthcoming. A person located on Sherwood Road has placed fill on property since the aerial photo was taken. Smith suggested any changes to the maps in the future would be the exception as opposed to a routine basis.

Mayor Adams questioned the accuracy for determining elevations from an aerial photo.

Smith stated the aerial photo has an accuracy of plus/minus 1/2 foot or less.

Smith went on to explain that Cedar Lake will now be located outside the floodway and are, as such, afforded building opportunities not previously available. Residents in the Cedar Lake development will no longer be required to pay flood insurance. Others benefiting from the new maps include the Gerhold family, Deets Furniture, Porter Construction, Nebraska Machinery, and some City of Norfolk properties. However, the secondary review that specifically helped Mr. Newcomb and Mr. Clausen and others created tighter floodway restrictions to portions of Ta-Ha-Zouka Park.

Councilman Leshovsky questioned whether there is more property in the floodway with the revised maps.

Smith feels there is probably less floodway because one of the things that occurred with this update is that the original floodway data came from the late 1960s. Mapping of the Elkhorn River from the Madison/Stanton county line was done in the mid-1980s. Therefore, FEMA had another 15 years of gauging data to be used in the models which lowered the 50,000 CSF to 35,000-40,000 CSF. This information was incorporated in the recent mapping. Basically, the mapping is based on a lower maximum flow rate through Norfolk on the Elkhorn River based on having more data available. Smith stated if the City of Norfolk doesn't approve the changes by February 4, 2005, the City will lose the federal insurance program and citizens are unable to purchase flood insurance.

Councilwoman Saunders questioned the City's liability if a flood occurs.

Smith stated the City of Norfolk probably doesn't have any liability unless the City doesn't keep the flood program up and allow that area to be filled where water should flow. Residents can potentially lose the flood insurance program.

Councilman Fauss questioned whether Newcomb is satisfied with the new floodway map.

Prevention Manager Scott Cordes has discussed the flood insurance rate maps with Wendell

Newcomb on numerous occasions. Newcomb is happy with what has occurred even though having the boundary farther south of the Roman Packing property would have been more ideal.

Ray Claussen spoke during the meeting and is satisfied with the results of the new flood insurance rate maps.

Cordes explained, once FEMA receives copies of the resolutions adopted by the City of Norfolk, maps will be made available to the public at no cost.

This item will appear on the January 3, 2005 City Council meeting for formal consideration.

The next item discussed was authorization to advertise for proposals for an engineering consultant to design approximately 1.4 miles of 16-inch **water transmission main**. Public Works Director/City Engineer Dennis Smith stated the water transmission main is in the Master Plan and the budget for FY 2004-2005. The main will be constructed in Northwest Norfolk from approximately 49th Street & Eisenhower to 37th Street and then south to tie into an existing main located by Lutheran High Northeast (LHNE). This will be a reinforcement transmission main for the water system in that area.

Mayor Adams questioned whether the main will improve water pressure for LHNE.

Smith stated the water pressure should slightly improve for LHNE.

Councilwoman Saunders questioned what the engineering consultant will need to design with a water main.

Smith stated the elevations vary a lot in the area. The area will have issues as to where the water line will be located because of the terrain.

Councilman Leshovsky moved, seconded by Councilman Fauss to authorize advertising for proposals for an engineering consultant to design approximately 1.4 miles of 16-inch water transmission main as discussed. Roll call: Ayes: Council persons Kaspar-Beckman, Brenneman, Fauss, Lange, Leshovsky, Saunders, Van Dyke, Wisnieski and Mayor. Nays: None. Absent: None. Motion carried.

Property/Operations Manager Gary Miller explained the next discussion item. The City received five bids for a **sewer cleaning machine** for the sanitary sewer and street divisions. The low bid was from Wicks Sterling Trucks, Omaha, Nebraska, in the amount of \$215,952 with a trade-in value of \$65,000 for the existing 1996 vactor making the total bid with trade-in at \$150,952. Expected delivery date is July 1, 2005. One modification, a hydraulic tube holder, for \$1,000 was added back into the cost of the machine making the total cost \$151,952.

Councilman Brenneman moved, seconded by Councilman Van Dyke to approve the low bid from Wicks Sterling Trucks, Omaha, Nebraska, for a sewer cleaning machine in the total amount of \$151,952 as discussed. Roll call: Ayes: Council persons Kaspar-Beckman, Brenneman, Fauss, Lange, Leshovsky, Saunders, Van Dyke, Wisnieski and Mayor. Nays: None. Absent: None. Motion carried.

Property/Operations Manager Gary Miller stated the City received four bids for a **transfer trailer** for the Solid Waste Division. The low bidder was Northern Truck and Equipment in the amount of \$47,178. Northern Truck will add two (2) feet to the length of the trailer for an additional \$2,000. Staff recommends acceptance of the low bid with the design modification and associated price adjustment. This brings the capacity of the trailer to 120 cubic yards.

Councilwoman Kaspar-Beckman moved, seconded by Councilman Lange to approve the low bid of \$49,178 from Northern Truck and Equipment for a transfer trailer with the additional two feet design change as discussed. Roll call: Ayes: Council persons Kaspar-Beckman, Brenneman, Fauss, Lange, Leshovsky, Saunders, Van Dyke, Wisnieski and Mayor. Nays: None. Absent: None. Motion carried.

Councilman Van Dyke moved, seconded by Councilman Fauss to adjourn the meeting at 7:39 a.m. Roll call: Ayes: Council persons Kaspar-Beckman, Brenneman, Fauss, Lange, Leshovsky, Saunders, Van Dyke, Wisnieski and Mayor. Nays: None. Absent: None. Motion carried.

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Elizabeth A. Deck  
City Clerk