

Ralston City Council Regular Meeting  
Tuesday, October 2, 2018

The Ralston City Council met in regular session on Tuesday, October 2, 2018 at 5:30 PM at Ralston City Hall. The Pledge of Allegiance was recited. Roll was called with the following present: Mayor Groesser and Council members Konwinski, Fidelity, Alberhasky, Krause, and Preis. Council member Sanchez was absent. The agenda was available at City Hall for public inspection and posted prior to the meeting. The legal notice for the meeting was published in the Ralston Recorder. Claims listed are approved and part of these minutes.

Pastor Lynette Janssen, Ralston United Church of Christ, gave the invocation. Mayor Groesser welcomed the press and guests. Groesser said the meeting is subject to the Nebraska Open Meetings Act and a copy of the Act is posted at the rear of the Council Chambers.

The City Council reviewed the following items under the consent agenda:

1. Minutes from the September 18, 2018 regular city council meeting ;
2. Claims; and
3. Department Head and/or Commission Reports.

Kraus moved and Konwinski seconded to approve the Consent Agenda and move item number 2 under discussion items to be heard before item number 1 and remove item number 2 under action items on the request of the City Attorney. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fidelity, Alberhasky, Krause, and Preis. Nay: None. Absent: Sanchez. Motion carried.

Freshman reported on the Mill and Overlay project. The start date has been delayed due to the weather. Lane changes for the 84<sup>th</sup> Street Viaduct project will begin on October 10, 2018, weather permitting. There will still be one lane of traffic in either direction. Freshman reported the 84<sup>th</sup> Street at Ralston Avenue Safety project will start on October 15, 2018, weather permitting. This project will place a permanent no southbound left turn median in place of the delineation markers currently in place on 84<sup>th</sup> Street. The contractors want to open the bridge by Christmas and the superintendent on the project wants to be done by the end of the year. There may be some grading and punch list items into 2019.

Leonardo reported Ralston and Omaha Police Officers are partnering together for Coffee with a Cop on October 3<sup>rd</sup> at the Applewood HyVee.

Benis reported on arena events: Lancers season opening on Saturday; a City church banquet and another banquet on Saturday evening; a Lancers double header; Get the LED out concert; Bill Engvall concert; Zamora concert; and a volleyball tournament from October 22<sup>nd</sup> to the 25<sup>th</sup>.

Eischeid reported the Fire Department will be hosting their annual pancake feed at the Fire Station Sunday, October 7<sup>th</sup>, from 8:00 AM to 12:00 PM. There will also be activities for the kids.

Groesser opened discussion on the Defined Benefit Pension Plan Investment Policy. Brandon Burns, from Great Western Bank, serves as the advisor for the City's Defined Benefit Pension Plan. Great Western Bank has managed the plan for a number of years but there has never been a formal investment policy in place. The City's Pension Committee reviewed and approved the draft investment policy and has forwarded it for City Council approval.

Krause said the range of the allocations seemed broad and asked if the range listed is standard. Burns said it was felt this first time around it would be best to be a little broader. Krause commented on the risk level of 40 percent cash/bonds and Burns indicated that is similar to other plans of this type. The City currently has a 60 percent (equities)/40 percent (cash/bonds) risk level and 65/35 is also appropriate from a risk standpoint.

Discussion was held on hedge funds being excluded investment categories and Alberhasky inquired about a certain mutual fund that had hedge funds. Burns said there was a category of currency hedging that may have been used in the past in an international fund that is no longer being used.

Alberhasky commented on requesting proposals from financial advisors as the City has done with insurance companies and labor attorneys. Forrest said this can be done and the Pension Committee can work on it. Burns commented that the policy is for the Pension Committee to hold whomever the advisor is within the parameters on the investments. The Pension Committee felt it was appropriate at this time to have an investment policy.

After discussion, Ficenc commented that this item should be put on the next City Council agenda as an action item in order to give the public an opportunity to comment.

Groesser opened discussion on the request from Scorz Sports Center for encroachment onto City property to construct an 8 foot x 36 foot beer garden on the east side of the building at 7602 Main Street.

Dwight Anderson, 7601 State Street, owner of Scorz Sports Center, is requesting permission to encroach onto City property. Currently, patrons stand on the outside of his building and on the corner of Main Street to smoke. Anderson is proposing to construct a smoking area on the east side of his building. He would like a permit from the City Council to construct an 8 foot x 36 foot structure. This will provide a better environment for smokers and the permit will enable him to extend his liquor licensed premise to include the new area. This matter was brought before the City Council about seven years ago but he didn't pursue it further.

After discussion, Freshman recommended this matter be heard by the Planning Commission for site plan review and public input. He commented on liability issues and snow removal and indicated nothing has changed from Public Works standpoint with regard to potential liability. What Anderson would build would have to conform to building codes. After further discussion, Ficenec said since the property is in the Town Center zoning district, this matter will first need to go before the Planning Commission for site plan review.

There being no further discussion, Krause moved and Konwinski seconded to defer the discussion of encroachment onto City property of an 8 foot by 36 foot beer garden on the east side of the building at 7602 Main Street until the Planning Commission has a chance to review the site plan and provide a recommendation. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fidelity, Alberhasky, Krause, and Preis. Nay: None. Absent: Sanchez. Motion carried.

Groesser opened consideration of the City of Ralston and Sports Committee Organizations Memorandum of Understanding relative to the use, maintenance and improvement of the City of Ralston athletic fields.

Krause commented that the Sports Committee discussed creating a memorandum of understanding with the soccer, baseball and softball leagues on the use of the fields. The draft memorandum of understanding indicates what the City provides and what the athletic organizations provide. Krause feels the MOU is a good tool.

Preis said he has previously brought the issue up of lights being left on at the ballfields for extended hours or overnight. He commented on the section in the MOU stating "The organizations shall not use field lighting prior to dusk or when conditions warrant and shall turn off all field lighting within 30 minutes after conclusion of the game." Preis said that within 30 minutes after conclusion of the game is not a practical timeframe. Krause said that the 30 minutes is not set in stone and the Sports Committee can address it. Preis suggested changing it to 45 minutes or an hour.

Forrest indicated the Sports Committee would be fine with the change and Krause said the timeframe will be changed to 60 minutes and presented to the Sports Committee for review. Freshman said the important thing is that the lights are getting shut off as soon as reasonably possible.

Groesser opened the public hearing and second reading of Ordinance 1229 at 5:59 PM. Krause introduced Ordinance No. 1229. Russell read Ordinance No. 1229 by title only: AN ORDINANCE CHANGING SEWER USE CHARGES BY AMENDMENT TO ORDINANCE NO. 439 AS AMENDED; PROVIDING FOR AN EFFECTIVE DATE AND REPEALING ALL PRIOR ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH.

Groesser said what the City pays continues to increase and the City wants to make sure to balance the budget. Groesser closed the public hearing at 6:00 PM. Krause moved and Fidelity seconded to approve Ordinance 1229 on second reading. Alberhasky commented on the amount in the Sewer Fund. He doesn't mind the fees increasing but doesn't agree with the fees going up 5 ½ percent.

There being no further discussion, Groesser called for the vote. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fidelity, Krause, and Preis. Nay: Alberhasky. Absent: Sanchez. Motion carried.

There was no public comment.

Council comment: Fidelity commented on the City of Omaha fireworks ordinance changes. He would like to have the discussion of changing the number of days to set off fireworks in Ralston to three but keep the days to sell fireworks the same as it currently is. Alberhasky agreed with Fidelity. Groesser indicated that Papillion and LaVista are not going to change their ordinances.

Krause said the Finance Committee is getting close to the completion of their revision of the personnel manual. There will be some significant changes that will be reviewed by the Finance Committee at their next meeting. The personnel manual will then be sent out to council members for their review and comments. It will be reviewed with department heads prior to going to the City Council for approval. If need be, Krause will meet with employees. It has been an extensive process and Krause would like to see this get taken care of prior to hiring any new employees so the new employees come on board under the new personnel manual.

Groesser encouraged everyone to attend the pancake feed and reminded everyone of the Chamber golf outing next Monday.

There being no further business to come before the Council, the meeting was adjourned at 6:04 PM.

Next regular meeting Tuesday, October 16, 2018 at 5:30 PM.

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Rosemarie D. Russell  
City Clerk

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Donald A. Groesser  
Mayor

CLAIMS -10-2-2018 – AAA Rents, 3,205.66, Rentals; Alpha Media, 940.00, Rodney Carrington Advertising; American Lift & Sign Service, 4,210.00, Service & Matl's; American Public Works Assn, 196.00, Renewal; American United Life Insurance Co., 877.51, Life Ins; Ameripride Services, Inc., 98.53, Building Maint/Rugs; Asphalt & Concrete Materials, 141.03, Hot Mix; Black Hills Energy, 371.92, Utilities; Blue Cross

& Blue Shield of NE, 63,709.44, Health Insurance; BMI Janitorial Group, 6,527.50, Janitorial; Boone Brothers Roofing, 393.38, Roof Repair; Carpenter Paper Co., 1,365.74, Supplies; Cavanaugh Macdonald Consulting, 275.00, Benefit Calculation; Center Trophy Company, 978.68, Clothing; Century Certified Service, 207.30, Pest Control/Mgmt; City of Ralston Restaurant Tax, 643.75, Restaurant Tax Pymt; Concert Security Services, 138.65, Svcs; Cox Business Services, 566.44, Cable; Cutchall Management, 187.05, Sales Commissions; Donut Express, 566.01, Sales Commissions; Dostals Construction Co., Inc., 19,995.00, Fairview Park; Eakes Office Solutions, 217.32, Office Supplies; Entenmann-Rovin Co., 115.50, Supplies; Enviro-Master Services, 37.00, Janitorial; Fireguard, Inc., 413.50, Inspection; First State Bank, 3,478.85, Note; Fleek, Brianna, 100.00, Janitorial; Focus, 1,200.00, Advertising; Fraternal Order of Police, 600.00, FOP Dues; Gale/Cengage Learning, 66.74, Books; Great Western Bank – Pension, 25,583.48, Pension; Great Western Bank-Visa, 5,509.63, Misc Charges; Groesser, Donald, 721.68, Reimbursement – Travel Expenses; Helget Gas Products, 106.26, Supplies; Hometown Leasing, 524.10, Leasing; Humana Insurance Co., 2,746.60, Insurance; IACP, 525.00, Annual Billing; J.P. Cooke Company, 20.76, Name Plate; Klabunde’s Delivery, Inc., 35.00, Delivery Svc; Klinker, 1,000.00, Retainer; KS State Bank, 31,691.66, Note; Maria’s Enterprises, 4,871.60, Sales Commissions; Menards-Ralston, 585.35, Supplies; Midwest Sound & Lighting, Inc., 400.00, Equipment Rental; MUD-Utilities, 4,918.72, Utilities; Nebraska Iowa Supply Co., Inc., 1,003.83, Fuel; Nebraska-Iowa Ind Fasteners, 11.76, Supplies; Newman Signs, Inc., 1,687.15, Signs; NRG Media Live, 1,200.00, Settlement; O’Keefe Elevator Company, Inc., 160.41, Elevator Maint; Olsson Associates, 1,000.00, Hinge Project; Omaha Magazine, Ltd, 1,420.00, Advertising; Omaha Public Power District, 27,992.50, Utilities; Omaha World Herald, 2,600.00, Advertising; O’Malley, Margaret, 209.00, Janitorial; OS Sales Co., Inc., 357.66, Food; Papillion Sanitation, 27,185.35, Trash Collection; Pepsi-Cola, 2,517.73, Soda; Prairie Life Fitness, 340.26, Fitness; Protective Security Advisors, 6,465.00, Security; Prudhon, Chris, 300.00, Marketing; Quill Corporation, 52.35, Office Supplies; R & S Press, Inc., 175.00, Supplies; Radar Shop, 334.00, Equipment; Ralston Area Chamber of Commerce, 135.00, Chamber Lunch; Ralston Arena Operating, 29,166.67, Sales Tax; Ralston Automotive, 121.72, Supplies; Ralston Fire Dept, Inc., 1,586.00, EMS Provider; Ralston Volunteer Fire Dept, 16,250.00, Fire Protection Agreement; Recorded Books, Inc., 81.25, Books; RediTech, 4,471.20, IT Support; Roof-Tech, 8,446.45, Ralston Park-Grandstand; Sarpy County, 1,752.85, Animal Control; Shell, 88.47, Fuel; Slingshot Promotions, 1,983.39, Promotions; Sno Floss, 135.70, Sales Commissions; Solution One-Tx, 227.20, Copier; Spin Linen Management, 288.73, Linens; Sure Sound and Lighting, 10,000.00, Sound & Lighting; The Daily Record, 94.40, Legals; U.S. Foods, Inc., 2,276.06, Food; Ultramax, 1,425.50, Ammo; United Rent-All, 990.90, Rental; Venue Solutions Group, LLC, 37,299.34, Ralston Arena Assessment; Voss Lighting, 192.60, Supplies; Voya Institutional Trust Company, 4,300.00, Pension; Weldon, Williams & Lick, Inc., 1,499.25, Supplies; Westlake Ace Hardware, 8.09, Supplies.