

Ralston City Council Regular Meeting
Tuesday, January 16, 2018

The Ralston City Council met in regular session on Tuesday, January 16, 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 Krause, Alberhasky, Sanchez, and Preis. Council members Konwinski and Fideline were 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.

Deacon Fred Abboud, St. Gerald Catholic Church, 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 January 2, 2018 regular city council meeting;
2. Claims;
3. Monthly Financial Report; and
4. Department Head and/or Commission Reports.

Motion to approve Consent Agenda minus Maria's claim by Alberhasky, seconded by Krause. All voted yes, Konwinski and Fideline absent. Motion carried. Motion to approve Maria's claim by Krause, seconded by Preis. Konwinski and Fideline absent. Sanchez abstained. All others and Mayor voted yes. Motion carried.

Canfield reported the December statistics are included in the Council packets.

Benis reported on arena events and distributed an upcoming events sheet. He commented on Gabriel Inglesias in July, Little River Band in May and they have submitted a bid to bring in Bill Engvall in August.

Groesser opened discussion on vacant City-owned property at Lots 30 and 31, Lake Addition, City of Ralston, also known as 31 Country Club Road. He explained that approximately 10 years ago, the property was declared unsafe. The City purchased the property and the Fire Department burned the home down. The City wanted to keep the lot with the idea that it might somehow tie into the golf course. There is really no need for it anymore at this point in time and Groesser would like to discuss with Council members about putting the property up for sale.

Klinker indicated the City has the practice of declaring items surplus so that is the first step. There needs to be a determination of how the purchase price will be set and with or without the surplus declaration, the property could be sold by auction or by private sale or it could be listed by a realtor. At some point there will need to be a purchase

agreement and the agreement would come before the Council members with the intent that the Council would accept the agreement subject to the statutory procedure that includes a remonstrance period of 30 days. Klinker explained that if within the remonstrance period there is an objection by 30 percent of the electors, the Council cannot sell the property. If no objection, the property can be sold according to the terms of the agreement.

Groesser indicated there is an individual that owns several properties around this location and they have expressed interest in purchasing that property. Klinker inquired if the Council wants to authorize the Mayor to enter into negotiations to explore listing the property, selling the property at auction. Forrest indicated it would be worthwhile to have some type of competitive process to get the highest price for the property as possible. Krause commented that the City should try to negotiate something with people who might be interested in purchasing the property. Alberhasky said the City should get someone who knows what the price of the property should look like.

Forrest commented on getting a broker's price and make a public announcement that we are receiving offers. Sanchez agreed that having a broker/agent as a go-between would maximize the value because they would be incentivized to get the best price for the property. Forrest indicated the City needs an educated opinion of what the value is and Groesser indicated there is a comparative analysis that can be done through the real estate board. Discussion was held on competitive process and Forrest commented on advertising on receiving proposals and having an open process. Groesser will determine assessed value and come up with a process and bring back to the next meeting.

Groesser opened discussion on creation of a Finance Committee. Groesser, Forrest and Bohling have had discussion on creating a Finance Committee to review finances on a monthly basis and would like to include three council members. The Committee will review numbers and work on the budget as well as other financial information. Groesser said if any council members are interested in serving on the Finance Committee to contact him and the appointments will be on the next meeting agenda for approval. He added that the Finance Committee would possibly meet a few times a month.

Groesser opened the public hearing at 5:54 PM for the One & Six Year Street Improvement Program 2018-2024 for the City of Ralston. Freshman commented on the 84th Street Bridge, west portion of the project, being the only one year project. The second and third priorities are mill and overlay on Independence Avenue and Main Street from 74th Street to 77th Street. There are three other projects on the six year plan. There being no further discussion, the public hearing was closed at 5:57 PM.

Krause moved and Alberhasky seconded to approve the One & Six Year Street Improvement Program 2018-2024 for the City of Ralston. All voted yes, Konwinski and Fideline absent. Motion carried.

Krause moved and Alberhasky seconded to approve Resolution 2018-2 – a resolution adopting the One and Six Year Street Improvement Plan.

RESOLUTION #2018-2
A RESOLUTION ADOPTING THE ONE-AND-SIX YEAR PLAN

WHEREAS, the City of Ralston, Douglas County, Nebraska, is empowered under and by virtue of the laws of Nebraska to adopt a One-and-Six Year Plan to road and street improvements; and

WHEREAS, the City Council of the City of Ralston, Douglas County, Nebraska, has held the necessary public hearing.

NOW, THEREFORE, IT IS RESOLVED that the City of Ralston adopt a One-and-Six Year Plan, Exhibit "A" attached hereto, and made a part hereof.

DATED this 16th day of January, 2018.

CITY OF RALSTON

/s/Donald A. Groesser
Mayor

ATTEST:

/s/Rosemarie D. Russell
City Clerk

All voted yes, Konwinski and Fideline absent. Motion carried.

Groesser opened consideration of the revised Community Development Block Grant (CDBG) Reuse Revolving Loan Program. Forrest asked that this item be tabled because he has received word from the State that they would like to see some changes. He would like to take some time to consider those changes and bring the changes back before council.

Groesser opened consideration of the IT upgrades as proposed from Integrated Solutions. Krause moved to approve the IT upgrades as proposed from Integrated Solutions. Preis seconded for purpose of discussion. Forrest indicated Mike McCabe from Integrated Solutions was at the last council meeting and discussed upgrades he felt were necessary based on his evaluation of the City's systems. Forrest and Bohling met with staff and have identified some pockets of money that could be used for this project. Bohling has prepared a spreadsheet which shows the budgeted items and unexpended amounts and available funds as well as the IT costs. He explained the amounts in the original budget that were budgeted for the computer upgrades. Bohling commented that there is also a potential cost savings related to the upgrades at the Library, which could reduce the upgrade costs by \$9,700 and the monthly costs by an unknown amount at this time if the public access computers can be segregated from the staff computers on a separate server.

Alberhasky inquired if Integrated Solutions would be purchasing the equipment and what the fee for that service would be. He commented on saving money by the City purchasing the equipment. Bohling indicated that is a possibility that could be researched. However, some of the costs quoted would include installation and set-up time.

Discussion was held on the RFP process. Forrest indicated that the IT consultant is not only going to handle the day-to-day issues with the systems, they are going to recommend equipment, purchase equipment, and install the equipment. However, this item can be deferred until the next meeting and he can take a look at what kind of markup there would be. Forrest commented that Integrated Solutions has been working with the Library for a number of years and they have demonstrated that they are a reliable, credible IT consultant.

Discussion was held on the answers to the email sent by Alberhasky and Forrest indicated he coordinated the answers with Mike McCabe. Forrest indicated he did get the impression from the last meeting that not everyone was clear on what was being suggested. After further discussion, council members asked that the following information be provided for the next meeting: the markup of the equipment; the type of computers. Preis inquired about the numbers detailing the approximate number of times the IT consultant was called for service and what kind of savings the City would have by using the Tier 2 where the City will not be charged for it. Bohling had done some analysis and commented on the invoices for the prior year ending September 30, 2017. The City spent just under \$40,000 for support, monitoring and equipment that was purchased in the last year; approximately \$13,000 in equipment that was purchased, monitoring was just under \$12,000, and the break/fix support was just under \$15,000.

Discussion was held on the Tier 2 being monitored and Sanchez indicated the City should start with Tier 1 and then upgrade to Tier 2 if needed. Alberhasky inquired about the warranty for the original setup and indicated that perhaps the City should stick with Tier 1 until it is determined that Tier 2 is needed.

Krause inquired if there is anyone else that would provide the same services and at what cost and Forrest indicated the City went out for RFP's in the fall and council authorized to accept the proposals from Integrated Solutions and RedITech for the arena.

Groesser requested Forrest provide the answers to the council members prior to the next meeting.

Krause moved and Alberhasky seconded to table the motion to approve the IT upgrades as proposed from Integrated Solutions until the next meeting. All voted yes, Konwinski and Fidelity absent. Motion carried.

Groesser opened consideration of the engagement letter from Fraser Stryker PC LLO for General Employment/Labor Matters. Forrest indicated this is a house-keeping issue as the City is currently working with Fraser Stryker for employment/labor matters. The

City does not have an engagement letter on file and this is to get the City's files in order. Alberhasky commented on the bidding process and questioned whether that had been done. Forrest indicated that if council members wish to request proposals for legal services that certainly can be done. This administration inherited Fraser Stryker and Forrest indicated that is currently the firm the City is working with and he wants to ensure the files are in order and an engagement letter in place.

Alberhasky recommended the City request proposals. Krause commented it is his understanding that Forrest is suggesting council approve the engagement letter for now and that Forrest will put together a request for proposals. Alberhasky doesn't believe the engagement letter should be approved because the City did not receive bids on the services. Krause indicated that the City is currently working with Fraser Stryker and there needs to be an engagement letter. It is a housekeeping issue. Forrest indicated he has been communicating with Fraser Stryker attorneys on some recent labor issues and it was determined that the City did not have an engagement letter of file. He recommended that the housekeeping issue be taken care of to get the paperwork in order and if council members wish staff to prepare a request for proposals, staff can have that at the next meeting for discussion.

Klinker indicated the Fraser Stryker attorneys are actively advising Forrest on certain issues that they have been working on and know about. It is probably not practicable to change at this time with the current issues that they are familiar with. Klinker indicated that what Forrest is asking is a reasonable request.

There being no further discussion, Sanchez moved and Krause seconded to approve the engagement letter from Fraser Stryker PC LLO for general employment/labor matters. All voted yes, Konwinski and Fideline absent. Motion carried.

Groesser opened consideration of the settlement agreement in the Granary litigation. Krause moved and Alberhasky seconded to approve the settlement agreement in the Granary litigation. Klinker indicated the meat of the settlement agreement and what was discussed and the authority that was given to him to work through the extended period of time by which Mr. Hauschild could earn the additional \$75,000 by closing with the buyer with whom he is currently talking. He added that when the money is being split, the amount that goes to the City really should go to the project. Klinker commented on paragraph 3.c.i. of the agreement where it states that if Mr. Hauschild closes with the current purchaser within one year, he will get the additional \$75,000; however, if doesn't close on the sale of the property within one year, the \$75,000 shall be applied by the City to the redevelopment site property or any other property adjacent to it.

Klinker indicated the money is held for a year and at the end of a year, the City can continue to hold the money to be used in the same manner or the City can turn the money over to the Treasurer. Klinker said it is a reasonable settlement and requires council approval in order for it to take effect.

There being no further discussion, Krause moved and Preis seconded to approve the settlement agreement in the Granary litigation and authorize appropriate officials to execute the agreement. All voted yes, Konwinski and Fidelity absent. Motion carried.

There was no public comment.

There was no council comment.

There being no further business to come before the Council, the meeting was adjourned at 6:30 PM.

Next regular meeting Tuesday, February 6, 2018 at 5:30 PM.

Rosemarie D. Russell
City Clerk

Donald A. Groesser
Mayor

ADDITIONAL CLAIMS - 01-02-2018 - Black Hills Energy, 1,777.57, Utilities; Command Center, 1,785.99, Contract Labor; Concert Security Services, 1,014.00, Fritz & The Tantrums; Eakes Office Solutions, 860.62, Supplies/Copier; Enviro-master Services, 48.00, Bldg. Maint; Fireguard Inc., 411.03, Inspection; Great Western Bank, 3,730.82, Visa Payment; HyVee Accounts Receivable, 241.51, Donation; Humanities Nebraska, 50.00, Public Program; Marshal, Laurel, 79.20, Reimbursement; MUD-Utilities, 101.38, Utilities; Nebraska-Iowa Supply Co., 1,070.65, Fuel; Nebraska State Library, 66.70, 2017 Supplement; New Vision Window Cleaning, 550.00, Window Cleaning; O'Malley, Margaret, 385.00, Janitorial Svcs; Publishers Prime, 331.74, Books; Recorded Books, 121.44, Books/CD; Ridder, Justine, 749.57, Education Assistance; Shell, 105.04, Fuel; Spencer Management, 4,998.00, Concrete; Walmart Community, 1,007.19, Supplies.

CLAIMS - 01/16/2018 - AAA Rents, 80.25, Rental; Action Batteries, Inc., 56.16, Batteries; AFLAC, 1,049.28, Insurance; Agrivision Equipment Group, 36,769.04, John Deere Mowers; American Classifieds of Omaha, 335.00, Advertising; American Legion Post #373, 600.00, Rent; American Lift & Sign Service, 405.00, Monthly Service; Ameripride Services, Inc., 88.04, Building Maint/Rugs; Black Hills Energy, 331.67, Utilities; BMI Janitorial Group, 8,046.25, Janitorial Svcs; Carbonhouse, Inc., 500.00 Website Svcs; Carpenter Paper Co., 1,319.09, Cleaning Supplies/Paper Products; Caselle, Inc., 1,151.00, Contract Support; Century Certified Service, 68.00, Pest Control; Chick Fil A, 2,371.51, Sales Commissions; Chief School Bus Service, Inc., 1,620.51, Lancers/Kenny Rogers; City of Omaha Cashier, 770.00, Shared Signal Maint Cost; City of Ralston Lottery Jackpot Fund, 3,230.27, Lottery Jackpot Fund; City Treasurer, 120.00, Svcs; Coffee Carts and More, 2,857.95, Sales Commissions; Command Center, 1,225.89, Contract Labor; CompChoice, 50.00, Medical Testing; Concert Security Service, 2,177.84, Svcs; Cornhusker International Trucks, 177.63,

Parts; Cox Business Services, 3,161.63, Cable; Cutchall Management, 7,340.53, Sales Commissions; Dearborn National Life Ins., 172.00 Firefighter Life Ins; Demco, 87.12, Label Materials; Diamond Laundry Service, Inc., 49.90, Building Maint; Dolphens Design & Sign, 1,023.10, Sign; Donut Express, 494.58, Sales Commission Correction; Eakes Office Solutions, 291.10, Supplies; Enviro-Master Services, 48.00, Building Supplies; Experian, 28.05, Svcs; Factory Motor Parts Co., 352.52, Parts; Fleek, Brianna, 100.00, Janitorial Svcs; Fleek, Kenneth, 8.12, Reimbursement; Focus, 1,200.00, Advertising; Fraser Stryker, PC, LLO, 1,779.00, Professional Svcs; Global Financial Group, 160.27, Armored Car Svc; Grainger, 373.64, Supplies; Great Western Bank Wealth Mgmt, 10,076.31, Pension; Helgas Gas Products, 267.93, Equipment Rental; Hometown Leasing, 133.47, Leasing; Hood Masters, Inc., 629.00, Hood Cleaning; Infinet Solutions, Inc., 1,025.00, Monthly Monitoring; Ingram Library Services, Inc., 2,032.00, Books; Integrated Solutions, Inc., 8.00, Equipment; Jeo Consulting Group, Inc., 390.00, GIS Mapping; Ken and Drew LLC, 4,500.00, Concert; Klinker, Mark, 1,037.50, Legal Svcs; Kohll's Pharmacy Homecare, 340.00, Rental; Kriha Fluid Power, 253.32, Parts; KSRZ Omaha, 300.00, Advertising; LaRue Coffee, 589.96, Coffee; Leads Online, 1,758.00, Online Investigation; M & M Staffing, 472.50, Contract Labor; MacRae Productions, 700.00, Equipment Rental; Maria's Enterprises, 11,390.51, Sales Commissions; Menards-Ralston, 75.82, Supplies; Mid America Center, 5,000.00, Rental-Basketball Court; Mid-American Benefits, Inc., 69.00, Cobra Administration Fee; Midlands Business Journal, 75.00, Subscription; Mid-States Org Crime Info, 150.00, Membership Renewal; Morrow & Associates, Inc., 2,552.85, Consulting Svcs; National League of Cities, 1,117.00, Annual Dues; Neal's Big N Cleaning Svc, 1,400.00, Carpet Cleaning; Nebraska Iowa Supply Co., Inc., 1,668.86, Fuel; OCLC, Inc., 339.29, Cataloging; Omaha Douglas Publ Bldg Comm, 10.00, Parking; Omaha Lancers, 4,472.00, Exhibition Games; Omaha Public Power District, 15,694.53, Utilities; Omaha World Herald, 1,372.25, Publications/Legals; O'Malley, Margaret, 385.00 Janitorial Svcs; One Call Concepts, Inc., 24.15, Locate Fees; OS Sales Co, Inc., 609.93, Food; Pepsi-Cola, 3,214.67, Soda; Premier-Midwest Beverage Co., 60.00, Cooler Rental; Publishers Prime, 71.41, Books; Purchase Power, 1,405.45, Supplies; Quill Corporation, 89.33, Supplies; R Mechanical, LLC, 850.00, Bldg. Maint; Ralston Automotive, 600.35, Repairs/Supplies; Ralston Fire Dept, Inc., 2,821.44, EMS; Ralston Insurance Agency, 600.00, Bonds; Ralston Public Schools, 3,215.00 Fees; Recorded Books, 68.08, Books/CD; Reinhart Foodservice, LLC, 1,005.40, Food; Ridder, Justine, 18.62, Reimbursement; Rotella's Italian Bakery, 355.20, Food; Russell, Rosemarie, 10.00, Reimbursement; RYBA Construction, Inc., 3,402.50, Snow Removal; Service Master Coml Bldg, 481.00, Janitorial Services; Sno Floss, 1,579.46, Sales Commissions; Spin Linen Management, 624.48, Linens; Staples Advantage, 61.64, Office Supplies; The Reader, 387.00, Advertising; Titan Machinery-Omaha, 1,684.87, Supplies; Trans Union Risk & Alternative, 35.75, Services; Unique Management Services, Inc., 62.65, Placements; United Electric Supply Co., 62.67, Electrical Supplies; Verizon Wireless, 1,886.43, Cell Phones; Waldinger Corporation, 3,618.00, Maintenance; Water Engineering, Inc., 175.00 Monthly Service Agreement; Westlake Ace Hardware, 98.94, Supplies; Whipkey, Matt, 300.00, Acoustic Sensations; World Book, Inc., 999.00, Encyclopedia; WOWT, 750.00, Advertising.