

Ralston City Council Regular Meeting
Tuesday, March 19, 2019

The Ralston City Council met in regular session on Tuesday, March 19, 2019 at 5:30 PM at Ralston City Hall. The Pledge of Allegiance was recited. Roll was called with the following present: Council members Konwinski, Fideline, Kavanaugh, Krause, Sanchez, and Preis. Mayor Groesser 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 Ryon Brons, Beautiful Savior Lutheran Church gave the invocation. Council President Krause welcomed the press and guests. Krause 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 following building permits were approved: #10520 to 8004 LLC, 8004 Oakwood Street – Replace water heater - \$500.00; #10521 to Kristine L. Mahler, 6710 S. 87th Street– Install air conditioner - \$4,453.00; #10522 to Barbara Hardin, 7621 Belmont Drive– Complete water reconnect - \$333.00; #10523 to Verna Johnson, 7621 Belmont Drive – Complete water reconnect - \$333.00; #10524 to Margaret Peterson, 7624 Belmont Drive – Complete water reconnect - \$333.00; #10525 to Jack D. Hytrek, 7625 Belmont Drive, Complete water reconnect - \$333.00; #10526 to Timothy Gillespie, 7627 Belmont Drive – Complete water reconnect - \$333.00; #10527 to D & J Homes, LLC, Complete water reconnect - \$333.00; #10528 to Ursino T. Genao, 8455 Geiler Avenue – Replace furnace - \$3,039.00; #10530 to Byron K. Sadler, 6756 S. 75th Street – Complete sewer repair and curb cut - \$12,255.00; #10543 to Duane Bronk, 6319 S. 74th Street – Replace furnace and air conditioning - \$10,160.00; #10532 to Phibro Animal Health Corp, 5406 Miller Avenue– Complete biosafety cabinet hookups - \$10,424.00; #10533 to John D. Hill, 6614 S. 86th Street – Repair sanitary sewer line - \$3,700.00; #10534 to Robertson Properties LLC, 7615 Park Drive – Install wood stove - \$1,000.00; #10535 to Elizabeth Larson, 7632 Oakwood Street–Repair leaking water service - \$600.00; #10536 to Martin T. Freyre, 7926 Oakwood Street–Complete house electrical work - \$7,000.00; #10587 to Allen Fulcher, 6768 S. 75th Street–Replace furnace and air conditioning - \$146.21; #10538 to Ingeborg R. McFarland, 5307 S. 80th Street – Replace bathtub toilet, sink and vent - \$3,500.00; #10539 to Robert Dale Labs, 5211 S. 82nd Street – Repair sewer – inside/outside - \$6,000.00; #10540 to Scott Nigro, 7529 Oakwood Street – Reside home with gutters - \$38,547.40; #10541 to John McQuaid, 7511 Polk Street – Install new air conditioner and furnace - \$6,951.00.

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

1. Minutes from the March 5, 2019 regular city council meeting;
2. Claims;
3. Monthly Financial Report; and
4. Department Head and/or Commission Reports.

Konwinski moved and Fideline seconded to approve the Consent Agenda. On roll call

vote, the following votes were recorded on the electronic voting board. Aye: Fideline, Konwinski, Kavanaugh, Krause, and Preis. Nay: None. Absent: Sanchez. Motion carried.

Freshman reported on Ralston offering mutual aid for flood assessment. The other jurisdictions that cooperated were Papillion, LaVista and Sarpy County. Freshman reported on the patching of potholes. The plant opened on Monday and the line for the patch material was extraordinarily long, so, he will try to pick up the material tomorrow. Ralston has hundreds of potholes.

Leonardo reported on the 14th police officer applicant who will begin next week.

Benis reported on arena events including: PJ Masks, the Chamber luncheon and the Lancers, Omaha Beef and Golden Gloves boxing events for the weekend.

Bohling reviewed the draft of the audit for fiscal year ending September 30, 2018. Chris Lindner from BKD will attend the next council meeting to answer any questions there may be. BKD has submitted an unqualified opinion which means that everything is fairly presented. Bohling commented on the statement of net position, the general fund cash being up \$386,000 over the prior year, and \$2 million paid down on the debt. Forrest gave kudos to Bohling for all the hard work he has done getting the finances in order.

Krause opened consideration of SilverStone Group as Employee Benefits Consultant for the City of Ralston. Forrest indicated that requests for statements and qualifications were solicited earlier this year. Five responses were received and the Finance Committee interviewed four firms. The Finance Committee recommended SilverStone Group as the Employee Benefits Consultant. SilverStone Group will shop for the benefits and present to council at a future date.

There being no further discussion, Konwinski moved and Kavanaugh seconded to appoint SilverStone Group as Employee Benefits Consultant for the City of Ralston. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Fideline, Konwinski, Kavanaugh, Krause, and Preis. Nay: None. Absent: Sanchez. Motion carried.

Council member Sanchez arrived at 5:39 PM.

Leonardo requested council approval for the appointment of Zachary Byers as Police Officer effective March 13, 2019. Kavanaugh moved and Konwinski seconded to appoint Zachary Byers as Police Officer effective March 13, 2019 at an hourly pay rate of \$25.42. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Fideline, Konwinski, Kavanaugh, Krause, Sanchez, and Preis. Nay: None. Absent: None. Motion carried.

Klinker administered the Oath of Office to newly appointed Police Officer Zachary Byers.

Krause opened consideration for the Ralston Volunteer Fire Department annual liquor exemption. Fideline moved and Preis seconded to approve the Ralston Volunteer Fire Department annual liquor exemption. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Fideline, Konwinski, Kavanaugh, Krause, Sanchez, and Preis. Nay: None. Absent: None. Motion carried.

Krause opened the public hearing at 5:45 PM on a rezoning request from Cornerstone Storage for rezoning property at 6100 S. 72nd Street from General Industrial District (GI) to Limited Industrial District (LI). Ryan Steel, Precision Enterprise, owner of the property requests to rezone the property. Rich Onken, Planning Commission Chair, explained Mr. Steel will be building more storage buildings and he would like to be able to reduce the buffer zone against the residential district with rezoning to the LI District. Currently with the GI District, the required buffer zone is 80 feet. With the LI District, he would be able to push the buffer zone to 60 feet from the property line, and he would be able to set the storage building 20 feet further to the south. Onken said that it will be an 18 foot building at the bottom of a 20 foot hill. Mr. Steel has tightened up his own zoning as to what he can do with the property. Planning Commission did not see any drawback to the rezoning request and recommended approval.

Krause closed the public hearing at 5:49 PM. Konwinski moved and Fideline seconded to approve the rezoning request from Cornerstone Storage for rezoning property at 6100 S. 72nd Street from General Industrial District (GI) to Limited Industrial District (LI). On roll call vote, the following votes were recorded on the electronic voting board. Aye: Fideline, Konwinski, Kavanaugh, Krause, Sanchez, and Preis. Nay: None. Absent: None. Motion carried.

Klinker indicated that the official zoning map will need to be amended by an ordinance that will be presented at the next council meeting.

Konwinski introduced Ordinance No. 1231. Russell read Ordinance No. 1231 by title only: AN ORDINANCE TO REVISE AND AMEND ARTICLE 11 OF CHAPTER 11 OF THE RALSTON MUNICIPAL CODE, ZONING-SIGN REGULATIONS; TO PROVIDE FOR THE REPEAL OF ALL PROVISIONS OF THE RALSTON MUNICIPAL CODE WHICH ARE IN CONFLICT HEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE; AND TO AUTHORIZE THAT SAID ORDINANCE BE PUBLISHED IN PAMPHLET FORM.

Krause opened the public hearing and second reading of Ordinance 1231 at 5:49 PM. There being no discussion, Krause closed the public hearing at 5:50 PM. Kavanaugh moved and Konwinski seconded to approve Ordinance 1231 on second reading. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Kavanaugh, Krause, Sanchez, and Preis. Nay: None. Absent: None. Motion carried.

Krause opened consideration of the amendment to the Agreement for Engineering Services with HDR Engineering, Inc. for the City of Ralston Hinge Planning and Design Services.

HDR has conducted public meetings and just recently held three meetings where the final design for the Hinge Project was presented. The next step in the process is for them to develop design standards and this amendment is for those services.

There being no further discussion, Sanchez moved and Konwinski seconded to approve the amendment to the Agreement for Engineering Services with HDR Engineering, Inc. for the City of Ralston Hinge Planning and Design Services. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Kavanaugh, Krause, Sanchez, and Preis. Nay: None. Absent: None. Motion carried.

Krause opened consideration of Resolution 2019-04, a resolution requesting a proposal from Metropolitan Utility District to provide natural gas service. He explained the franchise agreement for services from Black Hills Energy is due. An inquiry was made about another provider providing the natural gas service and in order for the city to approach another provider, a resolution must be approved to invite the provider to submit a proposal to provide natural gas service.

Krause indicated this is solely to see if there is any interest. Klinker said there is a statute that requires a resolution in order for companies to make a proposal and it makes sense to request RFP's from both entities.

Konwinski moved and Fideline seconded to approve the following resolution.

RESOLUTION REQUESTING)	
PROPOSAL FROM METROPOLITAN)	RESOLUTION 2019-04
UTILITY DISTRICT TO PROVIDE)	
NATURAL GAS SERVICE)	

WHEREAS, the City of Ralston has historically entered into a franchise agreement to provide natural gas service to its residents and businesses; and

WHEREAS, Metropolitan Utilities District provides natural gas services to areas adjacent to the City of Ralston; and

WHEREAS, Metropolitan Utilities District and the City of Ralston have had a mutually beneficial relationship in providing water service as well as billing services for refuse removal and sanitary sewer services; and

WHEREAS, Neb. Rev. Stat. § 66-1858 requires a specific invitation, in the form of a resolution, requesting a proposal for such franchise directed to the metropolitan utilities district board of directors.

NOW, THEREFORE, BE IT RESOLVED by the Ralston City Council and the Mayor of Ralston, Nebraska, that this resolution serve a specific invitation to the Metropolitan Utilities District to submit to the City of Ralston a proposal to provide natural gas service to the City of Ralston.

BE IT FURTHER RESOLVED that upon execution of this Resolution by the Mayor and City Clerk, that the Clerk is directed to transmit a copy of this Resolution to the Board of Directors of Metropolitan Utilities District for consideration at its next regularly scheduled meeting.

Dated this 19th day of March, 2019.

CITY OF RALSTON, NEBRASKA

/s/GERALD KRAUSE

Council President

Attest:

/s/ROSEMARIE RUSSELL, City Clerk

Approved as to form:

/s/MARK A. KLINKER, City Attorney

On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fidelity, Kavanaugh, Krause, Sanchez and Preis. Nay: None. Absent: None. Motion carried.

Deputy Fire Chief Ben Burbridge spoke about a tabletop exercise that will be conducted in April with various officials and citizens throughout the community. This will enable the Fire Department and City to determine the needs in case of a disaster. This will also involve the City Emergency Management Team and possibly the County Emergency Management. Burbridge suggested the Mayor and City Council members take the ICS 100 and ICS 700 series to give an idea of the operations and roles.

Public comment: Amy Roeder, Chamber President, said the Chamber is putting together some relief efforts for the flood victims. Donations should be taken to the Chamber Office. She is also working with the Nebraska Chamber.

There were no council comments.

There being no further business to come before the Council, the meeting was adjourned at 6:03 PM.

Next regular meeting Tuesday, April 2, 2019 at 5:30 PM.

Rosemarie D. Russell
City Clerk

Gerald Krause
Council President

CLAIMS – 03-19-2019 – AA Wheel and Truck Supply, Inc., 156.70, Supplies; AAA Rents, 1,034.50, Rental; Agrivision Equipment Group, 22.25, Parts; All Flags Etc., 49.50, Flag; American Legion Post #373, 600.00, Basement Rent; Ameripride Services, Inc., 98.53, Building Maint/Rugs; BMI General Licensing, 483.64, Licensing Fees; BMI Janitorial Group, 12,745.00, Janitorial; Canteen Refreshment Services, 170.28, Coffee; Carbonhouse, Inc., 500.00, Services; Carpenter Paper Co., 1,388.78, Supplies; Caselle, Inc., 1,151.00, Contract Support; Center Point Large Print, 89.28, Books; Central States Group, 1,777.21, Supplies; Century Certified Services, 68.00, Pest Management/Control; Chick Fil A, 1,639.60, Sales Commissions; Chief School Bus Service, 2,182.25, Services;

Clean Water Guys, 144.96, Rental; Comfort Inn, 299.85, Training; Command Center, 415.80, Contract Labor; CompChoice, 638.50, Testing; Concert Security Services, 294.00, Security; Cornhusker State Industries, 355.00, Laundry/Mat Rental; Cox Business Services, 8,444.64, Telephone; Cutchall Management, 4,127.46, Sales Commissions; Diamond Laundry Service, Inc., 49.90, Laundry Service; Donut Express, 1,271.78, Sales Commissions; Douglas County Treasurer, 10,499.97, Taxes & Election Costs; Eakes Office Solutions, 1,078.02, Supplies/Copier; Enviro-Master Services, 37.00, Janitorial; Excel Physical Therapy, 125.00, Testing; Fireguard, 266.70, Labor/Repair; Fleek, Brianna, 120.00, Janitorial; Flood Communications, 1,500.00, Concert Marketing; Gale/Cengage Learning, 92.62, Books; Global Financial Group, 151.91, Armored Car Service; Great Western Bank-Visa, 2,519.45, Miscellaneous Supplies; Halbur, Bailey, 59.16, Reimbursement; Helget Gas Products, 381.83, Supplies; Ingram Library Services, Inc., 2,283.92, Books; Integrated Solutions, Inc., 5,081.00, Computer Support/Services; Jack's Uniforms & Equipment, 831.88, Equipment; Klabunde's Delivery, Inc., 86.00, Supplies; Klinker, Mark, 4,775.00, Legal Services; Kriha Fluid Power, 435.34, Parts; Larson Paper Products, 23.95, Supplies; League of NE Municipalities, 2,288.00, Conference; Loveless Machine & Grinding, 157.00, Services; L-Tron, 3,048.00, Equipment; M & M Staffing, 330.00, Contract Labor; Main Street Café, 1,008.79, Sales Commissions; Maria's Enterprises, 12,868.77, Sales Commissions; Menards-Ralston, 47.86, Supplies; MidAmerica Books, 97.75, Books; Mid-American Benefits, Inc., 60.00, Participant Fees; Murphy Tractor & Equipment Co., 84.24, Parts; Nebraska Air Filter, Inc., 39.48, Air Filters; Nebraska Iowa Supply Co., Inc., 2,630.04, Fuel; Nebraska Salt & Grain Co., 4,982.81, Supplies; Nebraska Water Environment Asc., 120.00, Conference; OCLC, Inc., 352.01, Cataloging & Metadata; Offutt Advisory Council, 300.00, Membership Renewal; Omaha Dougl's Publ Bldg Comm, 5.25, parking; Omaha Storm Chasers, 250.00, Advertising; Omaha World Herald, 291.10; O'Malley, Margaret, 286.00, Janitorial; One Call Concepts, Inc., 6.53, Locate Fees; OS Sales Co., Inc., 714.56, Food; Paul Bartels Trucking Co., 3,293.93, Salt; Pepsi-Cola, 2,753.18, Soda; Pitney Bowes-PA, 231.96, Copier; Protective Security Advisors, 7,960.00, Security; Quill Corporation, 55.98, Supplies; Ralston Automotive, 256.70, Supplies/Services; Ralston Fire Dept Inc., 1,206.40, EMS Provider; Recorded Books, Inc., 339.03, Books; Reinhart Foodservice, LLC, 1,024.35, Food; Ridder, Justine, 31.90, Reimbursement; Rotella's Italian Bakery, Inc., 48.54, Food; RYBA Construction, Inc., 6,285.00, Salt/Snow Removal; Sam Mandolfo, 216.55, Reimbursement; Scholastic, Inc., 1,289.35, Books; Slingshot Promotions, LLC, 18,334.56, Marketing Services; Sno Floss, 1,318.03, Sales Commissions; Spin Linen Management, 608.51, Linens; Staples Advantage, 225.28, Supplies; Sure Sound & Lighting, 4,335.00, Sound & Lighting; Swan Engineering, LLC, 16.02, Supplies; The Retoner, Inc., 223.80, Office Supplies; Trans Union Risk & Alternative, 50.00, Services; U.S. Foods, Inc., 3,685.69, Food; Unique Management Services, Inc., 8.95, Placements; United Rent-All, 28.50, Rental; Voss Lighting, 128.40, Supplies; Waldinger Corporation, 6,477.27, Maintenance; Watch Guard, 1,300.00, Supplies; Water Engineering, Inc., 175.00, Monthly Service Agreement; Westlake Ace Hardware, 2.69, Parts; Woodhaven Counseling Assoc., Inc., 365.00, New Hire Testing.