

Ralston City Council Regular Meeting
Tuesday, April 2, 2019

The Ralston City Council met in regular session on Tuesday, April 2, 2019 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, Kavanaugh, and Krause. Council members Sanchez and Preis 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.

Pastor Matt Fowler, Trinity Methodist 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 March 19, 2019 regular city council meeting;
2. Claims; and
3. Department Head and/or Commission Reports.

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

Spectra Venue Management District General Manager Keller Taylor and Arena General Manager Brian Krajewski provided an update on the arena and reported on arena events. Taylor said Spectra Venue Management has been successful in hiring their team and they will be creating a Finance Department at the arena. Krajewski gave a brief background. Arena events include the Golden Gloves on Saturday; a Train Show; next weekend is the final Lancers game; Hairball in May; and George Thorogood the end of this month.

Forrest reported Bohling's last day is April 9th and Forrest has hired Ron Meyer as the interim Finance Director. Meyer started on Monday and is working closely with Bohling until he leaves.

Marlene Kaplan, Shawna Mayer and Jaci McKeever presented information on the Teammates Mentoring Program. McKeever, the Metro Omaha Coordinator, indicated they are involved in all 10 school districts in the surrounding Metro area and the Council Bluffs school district as well. Teammates is a school based mentoring program where adults volunteer and get matched up with students. Program-wide, they have 165 different chapters of school districts involved and serve about 9,500 youth. Mayer said that they need mentors. They have about 43 students in Ralston that are waiting for a mentor.

Kaplan commented on supporting City employees who choose to become a mentor. In 2016, 92 percent of the mentees said they had a higher sense of hope because of the mentors

in their life. Ninety percent are engaging in conversations with their mentors that help them recognize their strengths and talents. Ninety-four percent feel a sense of value in their life and person because of having the mentors in their life.

Mayer said that Teammates can change a student's life forever for the better. The mentor meets with the student during school hours on school days. Most of the matches meet over the lunch hour which equals to about a half hour once a week. Mayer hopes that more of the City employees and people who are invested in Ralston will step up and be a mentor. Currently there are about 120 matches in Ralston this year. They work hard on matching based on common interests.

Krause inquired about training and Mayer said applications are available on the Teammates.com website. Applicants are required to go through a background check and a three hour training somewhere in the Omaha Metro area.

The Mayor and City Council members are committed to allowing City employees to take time and be a mentor. Groesser encouraged department heads to encourage their employees to take part in this program.

Freshman gave a presentation on the pothole situation in Ralston. Freshman commented on the severity of the potholes, and the edge deterioration, the volume of tonnage and the time it is taking. There has never been as much deterioration as has occurred this year. As freeze, thaw, and rain occurs, some of the potholes may recur. Public Works is trying to be diligent as far as the potholes they know about, the potholes that get reported, and the amount of time they have to patch it. They are trying to repair the biggest ones and work their way down to the smaller ones.

Photos of 79th Street from Oakwood to Park Lane were presented. That half mile area took seven tons of asphalt. Freshman commented on weather conditions and the financial aspects. Potholes are different than concrete and asphalt deterioration and useful life. Freshman explained the procedure for patching potholes. The deterioration is what is slowing the project down and there is no solid material to attach the material to. Freshman said that cold mix is very expensive and they have used nearly 35 tons of hot mix to date. With the recent flooding, Freshman is expecting an increase in the cost of the hot mix. The City has spent nearly three months of non-stop work on patching at an estimated cost of material of \$60,000. As there is no solid material to attach to, the holes will have to be filled in again.

Freshman said that last year was the first year that Public Works was not able to crack seal because they were short-handed. Freshman commented on the old crack sealer lasting for 20 years and asked Council members to consider the purchase of a new crack sealer. Freshman estimated that the deterioration around the street joints is increasing by 10 to 20 percent per year.

Freshman indicated that he is still monitoring two blow-up areas – one on 84th Street and one on Harrison Street. Those areas will need to be reassessed because the areas have grown.

Greg Dittmer, Street Foreman, commented on the deterioration and that they blow out an inch to three inches of concrete out of the potholes before they can be patched. He spoke about panel replacement not being put into place and that from 2011 to 2015, there were 23 areas replaced per year. Dittmer said that panel replacement is an important aspect and should be done each year. He also spoke on the manpower and prep to patch the potholes. There should be four to five people to be able to do this and do it safely.

Dittmer commented on the joint deterioration and that sealing would save the patches and hold them longer. He said that there is a deterioration of 30 percent or more every year and the asphalt will not hold. The Public Works Department is a small department and it is difficult for a small crew to keep going.

Groesser thanked Freshman and Dittmer for the update and suggested they provide the equipment needs during budget time.

Groesser read the National Library Week Proclamation proclaiming April 7-13, 2019 as National Library Week and presented it to Halbur and Lana Tribbie.

Groesser read the Arbor Day Proclamation proclaiming April 26, 2019 as Arbor Day in the City of Ralston. Groesser indicated the City of Ralston has been designated as a Tree City USA for the 33rd year.

Krause introduced Ordinance No. 1232. Russell read Ordinance No. 1232 by title only: AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF RALSTON, BY CHANGING CERTAIN BOUNDARIES OF THE OFFICIAL ZONING MAP OF THE CITY OF RALSTON TO REZONE PROPERTY LOCATED AT 6100 S. 72ND STREET, CITY OF RALSTON, DOUGLAS COUNTY, NEBRASKA FROM GENERAL INDUSTRIAL DISTRICT (GI) TO LIMITED INDUSTRIAL DISTRICT (LI); TO REPEAL ANY ORDINANCES IN CONFLICT THEREWITH AND PROVIDE AN EFFECTIVE DATE.

Groesser opened the public hearing and first reading of Ordinance 1232 at 6:13 PM. Forrest indicated this is the change in zoning for Cornerstone Storage property in order to build closer to the property line. There being no further discussion, Groesser closed the public hearing at 6:15 PM. Krause moved and Fideline seconded to approve Ordinance 1232 on first reading. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Kavanaugh, and Krause. Nay: None. Absent: Sanchez and Preis. Motion carried.

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.

Groesser opened the public hearing and final reading of Ordinance 1231 at 6:15 PM. Groesser indicated that the Planning Commission has given a recommendation as well as the Downtown Business Group and this is the final hearing of the ordinance. There being no further discussion, Groesser closed the public hearing at 6:16 PM. Konwinski moved and Kavanaugh seconded to approve Ordinance 1231 on final reading. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fidelity, Kavanaugh, and Krause. Nay: None. Absent: Sanchez and Preis. Motion carried.

Groesser released the committee assigned to work on the sign ordinance.

Krause introduced Resolution 2019-05. Russell read Resolution 2019-05 by title only: RESOLUTION AUTHORIZING USE OF LOTTERY FUNDS IN EXCESS OF INTEREST FOR PURPOSES OF PROPERTY TAX RELIEF AND MAINTAINING PUBLIC STRUCTURES.

Groesser opened the public hearing in conformity with Resolution 9018 and to consider Resolution 2019-05 at 6:17 PM. Bohling is requesting additional Lottery funds be made available to close out the City management of the arena, set up the needed cash funds for Spectra and begin the repairs of the concrete at the arena. The Lottery funds will be used to pay out the arena employees' payroll and vacation due. Some of the funds will be set aside to cover potential operating shortfalls in the future.

Discussion was held on the cost to repair the concrete issues at the arena. Another item on the agenda this evening is to authorize JEO Consulting Group to prepare a scope of work and bid documents for the arena parking lot because the issue is larger than what was previously thought.

Krause raised a point of order that there is not a super majority to vote on this. Ficenec said this would require a vote of five council members and inquired if this could wait until the next meeting. Bohling said the paving portion and repair can wait because studies need to be done. The employees' payroll related items and closing out the approved expenses for the arena need to be closed out before the control is transferred over to Spectra.

Ficenec suggested to adjourn the public hearing and Russell was directed to set up a special meeting as soon as possible.

Groesser opened consideration of the proposal from Specialized Engineering Solutions, Inc. to provide mechanical and electrical engineering services for the Ralston Arena. Lucas Billesbach, City Engineer, JEO Consulting Group, 11717 Burt Street, Omaha, said the Specialized Engineering Solutions is a mechanical engineering firm that JEO partners with. Billesbach asked SES to take a look at what is the best solution to evaluating the glycol leak in itself and whether the City should be looking at other improvements. The

system is set up well and moving forward the best bet is taking care of the issue at hand. This agreement is for SES to put together the plans and specifications and conduct the bidding process and solicit bids. They would also be involved in construction administration. The cost of the construction is estimated at \$50,000 to \$60,000.

There being no further discussion, Krause moved and Konwinski seconded to accept the proposal from Specialized Engineering Solutions, Inc. to provide mechanical and electrical engineering services for the Ralston Arena. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Kavanaugh, and Krause. Nay: None. Absent: Sanchez and Preis. Motion carried.

Groesser opened consideration to authorize JEO Consulting Group, Inc., to prepare a scope of work and bid documents for Ralston Arena parking lot. Billesbach has reviewed the Schemmer study. There were some recommendations about phasing; however, understanding where the deterioration is now, he would like to set a budget and try to achieve the maximum. JEO would assemble a scope to move through design but will try to hone in on the best use of the money.

There being no further discussion, Krause moved and Konwinski seconded to authorize City Engineers, JEO Consulting Group, Inc., to prepare a scope of work and bid documents for Ralston Arena parking lot. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Kavanaugh, and Krause. Nay: None. Absent: Sanchez and Preis. Motion carried.

Groesser opened consideration of the agreement to the Surrender of Collateral and Waiver Regarding Security Agreement between the City of Ralston and Beth Howie d/b/a Main Street Café. Krause moved and Kavanaugh seconded to approve the agreement. Krause said that Howie has gone out of business and the City will take over ownership of the equipment that is inside of the building to cover the CDBG loan she received from the City.

Ficenec commented on the disposal of the equipment. The main point of what this agreement does is that Howie has certain legal rights that she is waiving so that she no longer has any claim over the equipment.

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, Fideline, Kavanaugh, and Krause. Nay: None. Absent: Sanchez and Preis. Motion carried.

Chris Lindner, BKD CPAs and Advisors, presented the audit for fiscal year ending September 30, 2018. He thanked Bohling for all his efforts with the audit and wished him the best in Hastings. Lindner explained the letter which is a brief overview of the audit scope and results and that there were only two findings. The audit is a clean, unmodified opinion.

Lindner explained the governmental activities recorded on a cash basis and the business type activities which are recorded on an accrual basis. He explained the overall net position

from beginning of the fiscal year to the end of the fiscal year. Lindner explained the statement of activities for the year ended September 30, 2018; the statement of revenues, expenditures and changes in fund balances for the governmental funds; the balance sheet for the proprietary (or enterprise) funds which include the Sewer and Arena Funds; and the statement of revenues, expenses and changes in net position for the proprietary funds.

Lindner commented on the notes to the financial statements. The notes provide detail on the financial items listed within the financial statement. He commented on the long-term liabilities which include the outstanding bonds and notes, as well as the annual requirements to pay the principal and interest to maturity on the outstanding debt.

Lindner commented on the retirement plans and that the City has been able to keep this plan fairly well-funded. At the end of September 2018, the City's net pension liability was \$50,000, which indicates that the plan is about 99 percent funded in terms of the contributions.

Lindner commented on the supplementary information required as part of the audit which includes the budgetary comparison, cash basis, for the general fund, street fund and lottery fund; the schedule of changes in the net pension liability; and the schedule of employer contributions for the civilian employee pension plan.

Discussion was held on the arena fund and Lindner indicated the arena is still a City operation, just managed by Spectra. It will continue to be reported within the financial statements as part of the City.

Krause moved and Fideline seconded to accept the audit for fiscal year ending September 30, 2019. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Kavanaugh, and Krause. Nay: None. Absent: Sanchez and Preis. Motion carried.

Groesser opened consideration of the resignation of Finance Director Timothy Bohling. Krause moved and Fideline seconded to reluctantly accept the resignation of Finance Director Timothy Bohling. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Kavanaugh, and Krause. Nay: None. Absent: Sanchez and Preis. Motion carried.

Krause extended his appreciation to Bohling for all the positive changes and wished him all the luck in the world. Groesser said the work Bohling has done has been phenomenal.

Public comment: Amy Roeder, Chamber President, said she is part of Teammates and it is a great program. She is looking forward to the partnership with Spectra. The Chamber is taking donations for the disaster relief efforts. So far they have helped about 18 families. Roeder thanked Bohling for helping the Chamber and wished him good luck. She thanked the Library for hosting the puzzle tournament. Roeder reminded everyone of the Wine Walk on April 25th.

Council comment: Groesser, Konwinski, Fideline and Kavanaugh thanked Bohling.

There being no further business to come before the Council, the meeting was adjourned at 6:51 PM.

Next regular meeting Tuesday, April 16, 2019 at 5:30 PM.

Rosemarie D. Russell
City Clerk

Donald A. Groesser
Mayor

CLAIMS – 04-02-2019 – AAA Rents, 127.00, Rental; AFLAC, 1,070.28, Insurance; American Lift & Signs Service, 30,371.26, Service & Materials; American United Life Insurance Company, 635.68, Life Insurance; Ameripride Services, Inc. 96.53, Building Maint/Rugs; Bizco Technologies, 7,551.50, Lottery Project; BKD, LLP, 23,500.00, Audit Services; Black Hills Energy, 5,757.85, Utilities; Blue Cross & Blue Shield of NE, 47,339.65, Health Insurance; BMI Janitorial Group, 15,122.50, Janitorial; Canteen Refreshment Services, 133.50, Coffee; Carpenter Paper Co., 2,159.15, Supplies; Central States Group, 1,797.21, Supplies; Century Certified Services, 165.50, Pest Control/Management; Chick Fil A, 1,504.92, Sales Commissions; City of Omaha Cashier, 71,188.31, Sewer Billing; Command Center, 1,993.57, Contract Labor; Cornhusker State Industries, 355.00, Mat Rental; Cox Business Services, 568.34, Phone/Cable; Cutchall Management, 6,572.98, Sales Commissions; Demco, 172.86, Supplies; Donut Express, 1,835.33, Sales Commissions; Eakes Office Solutions, 723.51, Supplies; EBSCO Information Services, 682.50, Subscription/Services; Egan Supply Co., 478.26, Supplies; Enviro-Master Services, 30.00, Janitorial; Fireguard, Inc., 488.05, System Inspection; First Wireless, Inc., 521.60, Supplies; Fleek, Brianna, 180.00, Janitorial; Fraser Stryker, PC, LLO, 1,559.42, Professional Services; Gale/Cengage Learning, 158.99, Books; Grainger, 221.45, Equipment; Great Plains Uniforms, LLC., 471.06, Uniforms; Great Western Bank, 2,400.00 Change Order; Great Western Bank – Jackpot, 2,880.50, Jackpot Funding; Great Western Bank – Pension, 25,561.52, Pension; Great Western Bank-Visa, 5,933.76, Supplies/Conferences; HDR Engineering, Inc., 29,335.12, Hinge Planning & Design; Helget Gas Products, 103.96, Supplies; Humana Insurance Co., 2,502.94, Insurance; Hy-Vee Accounts Receivable, 442.25, Supplies; Hy-Vee, Inc., 125.00 Supplies; JEO Consulting Group, Inc., 607.50, Professional Services; Kaufman, Shantel, 38.00, Reimbursement; Klabunde’s Delivery, Inc., 28.00, Supplies; Klinker, Mark, 1,000.00, Legal Services; L-Tron, 340.50, Equipment; M & M Staffing, 2,400.82, Contract Labor; Main Street Café (Maui Wowi), 600.31, Sales Commissions; Maria’s Enterprises, 18,973.80, Sales Commissions; Marshall, Laurel, 7.42, Reimbursement; Martin Asphalt, 203.50, Supplies; Menards-Ralston, 301.58, Supplies; Michael Todd & Co., Inc., 359.82, Supplies; Midwest Sales & Service Co., 738.58, Supplies; Midwest Sound & Lighting, Inc., 3,335.29, Equipment Rental; Mitchell & Associates, Inc., 800.00, Appraiser Fees; MUD-Utilities, 1,917.70, Utilities; Nebraska Iowa Supply Co., Inc., 805.42, Fuel; Nebraska Salt & Grain Co., 3,482.81, Salt; O’Keefe Elevator Company, Inc., 165.65,

Elevator Maintenance; Omaha Public Power District, 36,167.78, Utilities; Omaha World Herald, 590.00, Legals/Subscription; O'Malley, Margaret, 302.50, Janitorial; OS Sales Co, Inc., 855.04, Food; Papillion Sanitation, 26,588.56, Trash Collection; Pepsi-Cola, 6,250.45, Soda; Prairie Life Fitness, 128.40, Benefit; Quill Corporation, 335.45, Supplies; R & R Specialties of Wisconsin, 1,705.75, Supplies; Ralston Arena Operating Account, 29,166.67 Sales Tax; Ralston Automotive, 526.07, Parts; Ralston Fire Dept Inc., 5,025.80, EMS Provider; Ralston Volunteer Fire Dept., 16,250.00, Fire Protection Agreement; Recorded Books, 191.05, Books; RediTech, 2,180.50, Computer Support; Reinhart Foodservice, LLC, 664.29, Food; Rotella's Italian Bakery, Inc., 206.92, Food; Ryba Construction, Inc., 6,255.00, Snow Removal; Sarpy County, 1,802.70, Animal Control; Shell, 12.12, Fuel; Sno Floss, 2,419.07, Sales Commissions; Solution One-Tx, 129.06, Copier; Spin Linen Management, 1,013.65, Linens, T.N.T. Cleaning, 500.00, Janitorial; The Daily Record, 16.70, Legals; TMS Production Integration, 908.00, Rental Agreement; Trans Union Risk & Alternative, 50.00, Services; Travelers, 47,508.93, Insurance; U.S. Foods, Inc., 4,752.78, Food; United Rent-All, 2,160.49, Rental; Verizon Wireless, 1,361.63, Cell Phones; Voss Lighting, 94.50, Supplies; Voya Institutional Trust Company, 3,550.00, Pension; Walmart Community, 626.16, Supplies; Westlake Ace Hardware, 95.50, Supplies.