

The Ralston City Council met in a regular session on Tuesday, December 2, 2014 at 7:00 P.M. at Ralston City Hall. Roll was called with the following present: Konwinski, Alberhasky, Fideline, Krause, Onken, Preis, & Groesser. The agenda for this meeting 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 a part of these minutes.

Groesser recognized the Boy Scout from Troop 378 who was present to earn his badge.

Groesser gave the Acknowledgement of Open Meeting Law Posting.

The following permits were approved: #9346 to Russell Matson, 5040 S 81<sup>st</sup>, Garage Addition, \$4,000.00; #9363 to Ken Weinrich, 8008 Park Dr, Sewer Repair, \$1,250.00.

It was moved to approve the Consent Agenda by Onken, seconded by Konwinski. Krause abstains, all others vote yes. Motion carries.

Costanzo reported that the audits started this week. Murtaugh said "Meet a Cop" is running in the Ralston Recorder, and reported on an arrest made in the thefts of packages from front porches in Ralston and the Metro area. Benis reported on upcoming events at the Arena, and said the Lancers are on a sell-out streak. Benis said the upcoming concert tickets are selling well. Benis said the Ralston Chamber Luncheons will be at the Arena next year.

Groesser presented the "Key to the City" to Rich Onken in recognition of his 34 years of service to the City; 22 Years on the Planning Commission, and 12 years on City Council.

City Attorney, Mark Klinker, swore in the newly elected Council Members, Lee Fideline, Craig Alberhasky, Gerald Krause, and Michael Sanchez. Sanchez took Onken's seat.

Konwinski nominated Jerry Krause for Council President for 2015. It was seconded by Alberhasky. No other nominations, all vote yes, motion carries.

Consideration of Continuation of Service Agreement Between Trane Building Services and Ralston Arena was spoken to by Benis. Benis said this will be the third year for this contract and what it offers is monitoring of the HVAC units 24/7, and if we need them, we are first in line for service. Benis said he has been very satisfied with their service for the past two years. It was moved for approval by Fideline, seconded by Alberhasky. All vote yes, motions carries.

Consideration of Library Automation Service Agreement Addendum: Sierra Upgrade was spoken to by Canfield. Canfield said this is an addendum to the agreement with Omaha to upgrade the system. It was moved to approve by Krause, seconded by Preis. All vote yes, motion carries.

Consideration of Assignment and Assumption of Redevelopment Agreement Between Ralston Lodging, LLC and Ralston Hospitality, LLC was spoken to by Klinker. Klinker said the Holiday Inn Express is finished and Ralston Lodging is now turning it over to Ralston Hospitality. Klinker said that the contract of the redevelopment agreement calls for the City to consent to the assumption and not be unreasonably withheld. John Mountjoy was in attendance representing Ralston Lodging. Klinker explained that the assignment and assumption has to be first acted upon by the CRA, which they did tonight before the City Council meeting. Klinker said the Council now needs to take it up for approval. Klinker said the CRA

made one change to the consent before their approval and he recommends that the City consent to the reassignment with that change. It was moved for approval by Krause, as amended, seconded by Konwinski. All vote yes, motion carries.

Consideration of Assignment of Redevelopment Promissory Note was spoken to by Klinker. Klinker said the CRA voted to assign the promissory note along with the assignment, and there is no action for Council to take on this.

Consideration of Consent, Security and Pledge Agreement Between The Community Redevelopment Authority of Ralston and Five Points Bank was spoken to by Klinker. Klinker said this is for Council's information, but there is no action needed.

Aaron Johnson, owner and operator of KAJ Management, Ralston Hospitality LLC, introduced himself and Greg Tankersley, who is Chief Operating Officer. Johnson said his company is based in South Dakota. Johnson said it is a family business that his father started 23 years ago. Johnson said the Arena and hotel will be a good compliment to each other, and he is excited about working with the City.

Public Comments: Jason Metz, 97 Country Club Rd, said he wants to propose an amendment to the Kennel Ordinance to allow residents to obtain the right to harbor additional pets. After hearing Metz's concerns and reasons, Klinker suggested he put his statements in writing and submit to the City Clerk to distribute to the Council and let them to decide whether or not they want to have another ordinance drafted to put on an agenda.

Council Comments: Council wished Onken luck and welcomed Sanchez to the Council. Sanchez stated he knows he has some big shoes to fill and thanked Onken for his support. Groesser announced that CJ's Hardware has been sold to a company in Lincoln that is also an Ace Hardware store. Groesser told Onken he really appreciates all of his work over the years and thanked Lea Onken for her support. Groesser said that Holiday Magic was very nice, but it was really cold, so thoughts are that Santa might be inside the Council Chambers next year. Groesser announced Mrs. Leora Fuller's 91<sup>st</sup> birthday, and told all to stick around for birthday cake and Onken's farewell cake. City Hall staff presented Mrs. Fuller with a cake and a poinsettia and Onken with a cake.

There being nothing further of a general nature to come before the Council, the meeting was adjourned at 7:37 PM.

Next regular Meeting December 16, 2014 at 7:00 PM

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Dolores L Costanzo  
City Clerk/ Treasurer

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Donald A Groesser  
Mayor

Claims: All Flags-Supplies-\$64.00; ING-Insurance-\$625.00; Ameripride-Janitorial-\$75.33; JP Cooke-Supplies-\$50.05; CJ's-Supplies-\$275.82; Cox-Utilities-\$353.15; Center Point-Books-\$44.34; Century Certified-Pest Control-\$125.50; Great Western-Pension-\$21,849.32; D Costanzo-Reimburse-\$184.35; FOP-Dues-\$585.00; Gale-Books-\$175.14; D Groesser-NLC-\$1,477.37; Jack's-Uniforms-\$275.89; M Klinker-Professional-\$1,000.00; MUD-Utilities-\$1,661.52; Metro-Contract-\$439.00; Menards-Supplies-\$9.99; Medical Enterprises-Testing-\$95.00; R Murtaugh-Reimburse-\$75.00; NMCA-Dues-\$70.00; New

Vision-Janitorial-\$500.50; OPPD-Utilities-\$24,975.74; M O'Malley-Janitorial-\$418.00; Black Hills-Utilities-\$4,397.12; Papillion Sanitation-Disposal-\$26,111.32; Prairie Life-Reimburse-\$53.45; Ralston Insurance-Insurance-\$2,857.50; Ralston Automotive-Parts/Labor-\$513.40; Recorded Books-Books-\$466.99; Sarpy County-Animal Control-\$1,678.65; Great Western-Expenses-\$5,920.36; UPS-Shipping-\$67.39; Hartford-Insurance-\$1,797.97; Ebsco-Books-\$5.50; Miracle Recreation-Equipment-\$10,186.13; Law Enforcement Targets-Supplies-\$147.14; Voss-Lighting-\$205.50; D&D-Equipment-\$315.00; Dearborn-Insurance-\$151.36; NE/IA Supply-Fuel-\$992.79; Center Trophy-Uniforms-\$2,899.04; Shell-Fuel-\$1,860.44; Linhart-Supplies-\$2,000.00; Quill-Supplies-\$557.07; Maria's-Settlement-\$6,320.60; HyVee-F&B-\$715.26; Titan Machinery-Parts-\$77.48; JQ Office-Copier-\$204.57; Port-A-Johns-Portables-\$140.00; Solution One-Copier-\$148.85; Money Handling Machines-Agreement-\$205.00; Infinet-Support-\$219.99; Daedalus-Panel Replacement-\$1,809.00; Swan-Supplies-\$109.68; National Everything-Supplies-\$150.00; Hockenbergs-FF&E-\$193.83; Ralston Arena-Meeting Expense-\$1,206.40; US Foods-F&B-\$3,719.67; RASS-Security-\$297.00; T White-Labor-\$528.75; Unlimited Opportunity-Janitorial-\$300.00; L Miles-Program-\$200.00; Carpenter Paper-Janitorial-\$643.77; Global Financial-Armored Car-\$226.20; Helget-F&B-\$60.90; LaRue-F&B-\$199.95; OS Sales-F&B-\$485.51; Pepsi-F&B-\$2,987.23; Rotella's-F&B-\$127.06; Trane-Agreement-\$3,304.67; Sherwin Williams-Paint-\$116.85; I Heart Media-Advertising-\$325.00; Larsen-Supplies-\$202.13; Spin Linen-Linens-\$269.66; MacRae Productions-Rental-\$95.00; State Industrial-Maintenance-\$330.63; Holiday Inn-Rooms-\$309.12; Research Technology-Supplies-\$1,099.95; Watch Guard-Equipment-\$6,440.00; Ebay-Parts-\$17.00; Professional Heating & Air-Repair-\$415.00.