

Ralston City Council Regular Meeting  
Tuesday, March 20, 2018

The Ralston City Council met in regular session on Tuesday, March 20, 2018 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, Krause, Alberhasky, 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 Matt Fowler, Trinity Methodist 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 City Council reviewed the following items under the consent agenda:

1. Minutes from the March 6, 2018 regular city council meeting;
2. Claims;
3. Monthly Financial Report; and
4. Department Head and/or Commission Reports.

Motion to approve Consent Agenda by Konwinski, seconded by Fideline. All voted yes. Motion carried.

Bohling reported the monthly financial report is included in the packets. Bohling indicated the final audit has been received from BKD and he provided copies to the Council members. A representative from BKD will attend the next City Council meeting to answer any questions.

Leonardo presented the Police Department yearend report for 2017. The report was compiled by Kari Valla and Bryan Hanson. Highlights from the report include: Chief Leonardo sworn in as Chief; Bryan Hanson promoted to Deputy Chief; Jeremy Leifeld promoted to Sergeant. Overtime costs for 2017 were down once again. The Police Department logged over 1,154 hours of training and only used 62 hours of overtime, a reduction of nearly 33 percent. Leonardo spoke about reimbursable overtime and grants and indicated that in 2017 several officers stepped up to participate in grants. The Police Department received four grants throughout the year.

There was a significant decrease in calls for service, a 22 percent reduction. There was a decline of nearly 24 percent incidents from 2016 and officers made a total of 758 arrests in 2017. In addition to officers handling calls for service, taking reports or making traffic stops, they are constantly staying engaged with other activities that serve the community. Officers continually monitor areas in the city that are given special

attention status, either through citizen complaints or due to increased levels of calls for service, suspicious activity or careless driving patterns in the area. Officers proactively checked these special attentions 1,988 times in 2017, averaging over five checks per day.

Incidents and citation numbers were down in 2017 and the number of accidents also appears to be down. Leonardo commented on the notable events of the Police Department as well as the training received by the Police Department personnel.

Konwinski expressed her appreciation to the Police Department. Fideline commented on the excellent report and expressed his appreciation to the Police Department. Krause indicated that Ralston's Police Department has to be one of the best departments in the Metro and quite possibly in the state.

Canfield reported on the February 2018 report included in the council packets. The Social Security Seminar was held on March 19 with about 15 people in attendance. There will be a Blood Drive on April 9<sup>th</sup>.

Assistant Fire Chief Ben Burbridge reported on response times for the month of February and indicated the response times are down by two minutes. Alberhasky inquired what it is that has gotten them down two minutes and Burbridge indicated they have been doing a push for recruitment. Their response times are based on how long it takes them to respond to the call to when they arrive on scene. Burbridge said their members are very dedicated.

Benis reported on arena events. They just announced Three Dog Night for June. The circus is back this year on June 11<sup>th</sup> and 12<sup>th</sup>. There will be a Zamora concert on Friday, the Omaha Beef game on Saturday, and the Lancers on Sunday.

Krause opened discussion on the proposals to evaluate the Ralston Arena. Forrest indicated staff had obtained four proposals total and recommended Stafford Sports and Venue Solutions for further consideration. A committee of council was formed to review the two top proposals. Konwinski indicated there were a number of conference calls with the proposers. Both of the companies explained the process and that they would make suggestions. Sanchez indicated in those discussions there were characteristics about other arenas they have helped that were very similar to Ralston's such as naming rights, contracts with tenants. Forrest is in the process of contacting references and also getting further information from the consultants. It is planned that the committee will meet in advance of the next council meeting so that this will be on the next council meeting agenda.

Krause opened discussion on the employment and labor law services proposals. Klinker and Van Sant reviewed all the proposals and were able to eliminate five. He, Van Sant, Groesser and Alberhasky will meet and review the remainder and have a recommendation at the next council meeting.

Krause opened discussion on the Certified Local Government Program. Forrest said that there was a session on historic preservation and the Certified Local Government Program at the last League of Nebraska Municipalities conference. He thought this might be something worth considering in Ralston. It is an effort to preserve historic buildings and the historic fabric of a community. It would involve setting up a Historic Preservation Commission of five residents who would determine if there are any properties that should be landmarked as historic or whether there is a district that should be landmarked as historic. The commission would reach out to the appropriate property owners and work with them to establish a district or landmark a specific property. Forrest had provided a copy of the draft ordinance that would regulate demolition.

The Historic Preservation Commission would prevent historic buildings from being demolished without first going before the commission for review. Forrest believes this is important and commented on redevelopment and tearing down buildings that might have some historic significance. It is a good idea for elected officials and the public to review before a building is demolished. This will be on the next meeting agenda for further discussion.

Forrest said it would be up to the commission to set up a district. Most communities focus on the downtown because that is where the historic buildings are located and they want to preserve the fabric of the community. Krause said the commission would be comprised of citizens, a council member, an attorney, and someone who has a background in historical preservation.

Alberhasky introduced Ordinance No. 1220. Russell read Ordinance No. 1220 by title only: AN ORDINANCE PROVIDING FOR THE SALE OF A CERTAIN DESCRIBED REAL ESTATE, SAME BEING LOTS 30 AND 31, LAKEWOOD ADDITION TO CITY OF RALSTON, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; DIRECTING THE CONVEYANCE OF SUCH REAL ESTATE, AND THE MANNER AND TERMS THEREOF, AND PROVIDING FOR AN EFFECTIVE DATE.

Krause opened the public hearing for Ordinance No. 1220 at 5:50 PM. Klinker indicated in order to commence with the remonstrance process, council needs to pass this ordinance on first reading. The publication for remonstrance must be published three times and 30 days must pass. At that point, a deed can be given to the purchaser. Russell indicated the purchase agreement has not yet been signed, but it is anticipated it will be signed within the next few days. There being no public comment, Krause closed the public hearing at 5:52 PM. Alberhasky moved and Sanchez seconded to approve Ordinance 1220 on first reading. All voted yes. Motion carried.

Krause opened consideration of the purchase agreement between City of Ralston and Ralston Rentals, LLC. Krause inquired if this item should be considered since the agreement has not been signed. Klinker indicated there is an unsigned copy of the purchase agreement that is in conformity with the memorandum given to the City by the purchaser. The City Council can proceed with approval of the purchase agreement.

Konwinski moved and Alberhasky seconded to approve the purchase agreement between City of Ralston and Ralston Rentals, LLC. All voted yes. Motion carried.

Fideline introduced Ordinance No. 1221. Russell read Ordinance No. 1221 by title only: AN ORDINANCE AMENDING SECTION 401 OF CHAPTER 6 OF THE RALSTON MUNICIPAL CODE DEALING WITH RABIES; VACCINATION; REQUIRED; TO REPEAL PROVISIONS IN CONFLICT THEREWITH AND TO PROVIDE AN EFFECTIVE DATE.

Krause opened the public hearing for Ordinance No. 1221 at 5:53 PM. Krause indicated this ordinance will put Ralston in line with other communities where vaccinations are required every three years instead of every two years. There being no public comment, Krause closed the public hearing at 5:54 PM. Konwinski moved and Alberhasky seconded to approve Ordinance 1221 on first reading. All voted yes. Motion carried.

There was no public comment.

Council comment: Fideline thanked the Police Department again and Freshman on the bridge. Alberhasky, Sanchez and Preis thanked the Police Department. Krause commented there were two good reports on the great services the Police and Fire Departments are providing to the City.

There being no further business to come before the Council, the meeting was adjourned at 5:55 PM

Next regular meeting Tuesday, April 3, 2018 at 5:30 PM.

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Rosemarie D. Russell  
City Clerk

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Gerald Krause  
Council President

CLAIMS - 03-20-2018 - A & C Tree Service, 600.00, Tree Service; AAA Rents, 3,665.80, Rental; AFLAC, 1,049.28, Insurance; American Legion Post #373, 600.00, Basement Rent; Ameripride Services, Inc., 88.04, Rugs; Asphalt & Concrete Materials, 485.56, Supplies; Black Hills Energy, 654.73, Gas Svcs; Bliss, Nick, 150.00, After Party Event; BMI Janitorial, 7,175.00, Janitorial; Canfield, Francine A., 55.11, Mileage Reimbursement; Carbonhouse, Inc., 500.00, Svcs; Carpenter Paper Co., 1,045.44, Janitorial Supplies; Caselle, Inc., 1,151.00, Contract Support; Cavanaugh Macdonald Consulting, 275.00 Pension Svcs; Century Certified Service, 68.00, Pest Control; Chief School Bus Service, Inc., 2,850.75, Svcs; City of La Vista, 658.20, Special Svcs Bus; City of Omaha Cashier, 46,149.14, Sewer Billing; City of Ralston Lottery Jackpot Fund, 3,252.09, Transfer to Lottery Jackpot Fund; Coffee Carts and More, 538.26, Concessions; CompChoice, 25.00, Svcs; Cornhusker State Industries, 355.00, Supplies; Cox Business Services, 3,892.15, Cable/Internet; Diamond Laundry Service, 49.90,

Laundry; Diamond Vogel Paint, 13.59, Supplies; Downtown Ralston Business Assn, 7,500.00, Grant Funds – Tunes in Town Square; Dugan Printing & Promotions, LLC, 216.09, Box Office Checks; Eakes Office Solutions, 571.78, Office Supplies; Echo Group, Inc., 214.38, Svcs; Enviro-Master Services, 347.00, Janitorial; Factory Motor Parts, 324.74, Parts; Fleek, Brianna, 100.00, Cleaning Svcs; Focus, 2,400.00, Advertising; Fraser Stryker, PC LLO, 2,540.35, Professional Svcs; Gale/Cengage Learning, 53.69, Books; Global Financial Group, 162.36, Armored Car Svc; Greater Omaha Chamber of Commerce, 360.00, Dues; Helget Gas Products, 306.54, Rental; Holiday Inn Express, 1,051.91, Rooms; Hometown Leasing, 273.47, Leasing; Hy-Vee Accounts Receivable, 66.90, Supplies; Ingram Library Services, Inc., 2,338.11, Books; Integrated Solutions, Inc., 1,765.33, Computer Support; J & M Displays, Inc., 25,000.00, Fireworks; Klinker, Mark, 2,450.00, Legal Svcs; League of NE Municipalities, 1,900.00, Conference; Loveless Machine & Grinding, 157.00, Svcs; M & M Staffing 3,815.66, Contract Labor; Mango Languages, 735.00, Languages Software; Menards-Ralston, 494.88, Supplies; Micro Marketing, LLC, 99.52, Books; Microfilm Imaging Systems, Inc., 113.28, Svcs; Mid-American Benefits, Inc., 69.00, Cobra Administration; Mitchell & Associates, Inc., 9,000.00, Appraisals Down Pymt; Murphy Tractor & Equipment Co., 118,039.00, John Deere 410L; Nebraska Iowa Supply Co., Inc., 987.88, Fuel; Nebraska Law Enforcement Training, 160.00, Training; Nebraska Salt & Grain Co., 1,661.60, Salt; Nebraska Wedding Day, 1,125.00, Advertising; OCLC, Inc., 339.29, Cataloging and Metadata; Offutt Advisory Council, 100.00, Offutt Appreciation; Omaha Douglas Publ Bldg Comm, 10.25, Parking; Omaha Magazine, Ltd., 65.00, Advertising; Omaha World Herald, 364.47, Legal Pub; O'Malley, Margaret, 385.00, Janitorial; OS Sales Co., 1,607.61, Svcs; Pat McCarthy Productions, Inc., 399.00, Training; Paul Bartels Trucking Co., 4,802.35, Salt; Pepsi-Cola 3,734.88, Soda; Petty & Associates Electric, 461.30, Bulbs; Pitney Bowes, 231.96, Copier; Premier Midwest Beverage, 60.00, Supplies; Premium Landscape Mulch Center, 8,866.44, Salt; Publishers Prime, 99.77, Books; Quill Corporation, 159.99, Supplies; R & S Press, Inc., 93.00, Supplies; Ralston Arena Operating Acct, 9,732.17, Settlement – Lancers Game; Ralston Automotive, 141.19, Svcs; Ralston Fire Department, 1,040.00, Contract; Ralston Insurance Agency, 7,795.00, Addition to Insurance; Recorded Books, Inc., 346.71, Recorded Books; Ridder, Justine, 92.15, Reimbursement; Reinhart Food Service, Inc., 437.79, Food; Rotella's Italian Bakery, Inc., 498.96, Bread; Roto-Rooter, 368.00, Svcs; Ryba Construction, Inc., 2,567.50, Svcs; Schemmer Associates, 428.21, Professional Svcs; Service Master Com'l Bldg., 481.00, Janitorial Svcs; Shell, 16.37, Fuel; Spin Linen Management, 162.96, Linens; Stage Employees, 8,858.38, Contract; Staples Advantage, 205.04, Office Supplies; The Reader, 387.00, Advertising; Tone Den, Inc., 1,000.00, Advertising Subsc; Trans Union Risk & Alternative, 25.00, Svcs; Unique Management Services, Inc., 35.80, Placements; United Electric Supply Co., 187.65, Electrical Supplies; United Rent-All, 13.57, Linen Rental; Verizon Wireless, 2,822.89, Cell Phones; U.S. Foods, 7,275.74, Food; Voss Lighting, 168.00, Lighting; Waldinger Corporation, 4,070.70, Maintenance Contract/Repairs; Water Engineering, Inc., 175.00, Monthly Svc Agreement; Westlake Ace Hardware, 8.61, Supplies.