

Ralston City Council Regular Meeting  
Tuesday, July 2, 2019

The Ralston City Council met in regular session on Tuesday, July 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, Krause, Sanchez, and Preis. 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 Lonnie Dinneen, 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 following building permits were approved: #10545 to David Steele, 7764 Main Street–Repair Sewer - \$5,500.00; #10546 to SODO Properties, LLC, 5510 Miller Avenue–Face Change Wall Signs - \$2,300.00; #10549 to Ralston Archives Museum, 5615 Woodlawn Avenue – Install Cabinets - \$9,000.00; #10551 to Ingeborg R. McFarland, 8025 Main Street – Replace Furnace and A/C Unit - \$8,000.00; #10552 to Ingeborg R. McFarland, 8025 Main Street – Replace Water Heater - \$1,625.00; #10554 to Ralston Arena, 7300 Q Street – Install Fiber Cable - \$0; #10553 to Sanoma, LLP, 7308 Harrison Street, Suite 7326 – Replace Face of Sign - \$2,500.00; #10547 to Elaine F. Hallett, 8221 Clairmont Avenue – Replace Breaker and Complete Wiring repairs - \$1,500.00; #10550 to Merkel Properties, 6632 S. 86<sup>th</sup> Street – Disconnect Baseboard Heaters and Connect Wiring to Furnace and A/C - \$1,000.00; #10556 to K & M Realty LP, 5802 S. 72<sup>nd</sup> Street – Complete 200 AMP Service Repair - \$3,500.00; #10555 to Nickolas Triantafillou, 5250 S. 72<sup>nd</sup> Street – Install New Menu Board - \$1,500.00; #10557 to Robertson Properties, 5302 S. 72<sup>nd</sup> Street – Complete Electrical Work for Kitchen Remodel - \$8,000.00; #10558 to Young Tr. Ann D, 7628 State Street – Replace Water Heater - \$2,000.00; #10559 to Young Tr. Ann D, 7628 State Street – Replace Furnace and AC Unit - \$5,000.00; #10560 to Kody Kelly, 7735 Main Street – Complete Sewer Repair - \$4,000.00; #10564 to Emily K. Wlaschin, 8300 Park Drive – Replace Garage Roof - \$4,000.00; #10565 to Robert D. Dixon, 8300 Park Drive – Install New Heat Pump and Fan Coil - \$4,000.00; #10563 to Dennis Steffensmeier, 6724 S. 87<sup>th</sup> Street – Add-on to Deck - \$464.03; #10570 to Robertson Properties, LLC, 5302 S. 72<sup>nd</sup> Street – Install Four Well Sink - \$1,000.00; #10561 to Clayton Monical, 8114 Wildewood Drive – Repair Meter Socket - \$1,000.00; #10568 to Martin Freyre, 7926 Oakwood Street – Remodel House - \$40,000.00; #10571 to Richard W. Budzinski, 5511 Woodlawn Avenue – Remove and Replace Roof - \$6,594.90; #10572 to Edward L. Kelley, 6430 S. 75<sup>th</sup> Circle – Replace Furnace - \$2,896.00; #10574 to Seran Gungor, 7614 Main Street – Sign Reface - \$300.00; #10575 to Seran Gungor, 7614 Main Street – Sign Reface - \$275.00; #10577 to Seran Gungor, 7614 Main Street – Obtain Occupancy Permit - \$500.00; #10578 to Alicia Bettis, 5306 S. 75<sup>th</sup> Street–Remodel Existing 4-Season Room - \$17,500.00; #10576 to St. Gerald’s Church of Ralston, 7858 Tilford Circle – Rewire Electrical for Remodel of Rectory Home - \$1,500.00; #10583 to Jeremiah Coffey, 6327 S. 72<sup>nd</sup> Street – Install Backflow and Sprinkler System - \$2,500.00; #10579 to St. Gerald’s Church of Ralston, 7858 Tilford Circle – Complete

Plumbing for Remodel of Rectory Home - \$5,000.00; #10581 to James Morrall, 7423 Madison Street – Install Air Conditioner - \$4,806.00; #10582 to Trinity United Methodist Church, 8009 Q Street – Replace Chain Link Fence - \$4,696.03; #10590 to St. Gerald's Church of Ralston, 7858 Tilford Circle – Replace Furnace, A/C and Duct Work - \$3,100.00; #10591 to Leonard R. Bybee, 5131 S. 83<sup>rd</sup> Street – Replace Asphalt Road - \$9,000.00; #10589 to Heartland Financial Services, 4738 S. 77<sup>th</sup> Avenue – Remove and Replace Roof and Gutters - \$9,840.00; #10599 to Michael T. Huff Sr., 6622 S. 85<sup>th</sup> Street– Remove and Replace Existing Fence and Extend Fence to Property Line - \$2,900.00; #10602 to HBI LLC, 7773 Oakwood Drive – Electric Repair and Rewiring of Basement - \$500.00; #10585 to John A. Johnson, 7782 State Street – Replace Water Service and Curb Cut - \$3,200.00; #10586 to 123 N. 37<sup>th</sup> Street LLC, 8452 Monroe Street – Install Deck - \$5,000.00; #10584 to Nicholas Killion, 8113 Oakwood Street, Removal of Existing Detached Garage - \$0; #10595 to Marvin J. Overman, 5312 Miller Avenue – Install Water Heater and Kitchen Sink - \$1,500.00; #10597 to Robert Fidone, 7785 Oakwood Street – Complete Service Repair - \$784.00; #10598 to Martin Freyre, 7926 Oakwood Street – Complete Plumbing for Remodel - \$500.00; #10587 to First Ralston LLC, 5613 S. 77<sup>th</sup> Street – Remove Drop Ceilings and Move Walls - \$4,000.00; #10594 to Michael Wittland, 7356 Jefferson Street – Install Deck - \$4,000.00; #10601 to Charles Traylor, 7866 Tilford Circle – Complete Electrical Service Repair - \$300.00; #10604 to Klinker Family LTD Partnership, 7777 L Street – Install New Air Conditioner - \$4,595.00; #10609 to First Ralston LLC, 5613 S. 77<sup>th</sup> Street – Complete Electrical Installation - \$1,500.00; #10606 to Verna Johnson, 7623 Belmont Street - \$8,975.00; #10608 to James M. Bailey, 6705 S. 83<sup>rd</sup> Avenue – Install New Air Conditioner - \$4,595.00; #10610 to Jonathan D. Stastny, 7942 Seymour Street – Replace Air Handler and Heat Pump - \$8,000.00; #10611 to Sanoma LLP, 7308 Harrison Street, Ste 7312 – Install New Furnace and Air Conditioner - \$7,600.00; #10613 to Verna Johnson, 7623 Belmont Street – Replace Roof - \$8,975.00; #10614 to Steven Delanty, 7627 Main Street – Replace Flat Roof - \$6,000.00; #10615 to David Isenberger, 7740 Park Lane – Replace Water Heater - \$1,535.00; #10618 to Shannon Tarvin, 5017 S. 81<sup>st</sup> Street – Replace Furnace and A/C - \$3,292.00.

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

1. Minutes from the June 18, 2019 regular city council meeting;
2. Claims; and
3. Department Head and/or Commission Reports.

Konwinski moved and Kavanaugh seconded to approve the Consent Agenda. 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.

Krajewski reported on arena events: the Lancer's schedule is in; Krajewski was able to take two holds for Disney's Dance Upon a Dream for multiple dates in March 2020; Dancing with the Stars is looking for multiple dates in 2020; there have been good conversations with promoters for country shows for 2020; Krajewski has been working on WME and CAA on shows. With regard to the Buddy Guy and Kenny Wayne Shephard

shows, the arena should be able to get to the break even line.

Groesser opened consideration of the amendment to the agreement for Engineering Services for the City of Ralston Hinge Planning and Design Services. Forrest indicated this was discussed at the last meeting. HDR has provided a contract amendment to draft developer RFPs and support the developer selection process. There being no further discussion, Krause moved and Sanchez seconded to approve the amendment to the agreement with HDR for Engineering Services 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, Fidelity, Kavanaugh, Krause, Sanchez, and Preis. Nay: None. Absent: None. Motion carried.

Groesser opened consideration of the agreement between City of Ralston and JEO Consulting Group, Inc. to update Ralston's Zoning Ordinance to support the proposed Hinge Master Plan. Forrest indicated this was also discussed at the last meeting. With the master plan and design guidelines near completion, JEO will codify the master plan into Ralston's Zoning Ordinance to ensure the new requirements will have the force of law. There being no further discussion, Konwinski moved and Krause seconded to approve the agreement between the City of Ralston and JEO Consulting Group, Inc. to update Ralston's Zoning Ordinance to support the proposed Hinge Master Plan. 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.

Groesser opened consideration of proposals for the Ralston Arena Pavement Rehabilitation, Phase 1 project. Julie Ogden, JEO Consulting Group, indicated one proposal was received from Mackie Construction in the amount of \$211,490.00, slightly under the engineer's estimate of \$212,000.00. The proposal is to remove and replace the sidewalks that have significantly deteriorated in front of both the southeast and northeast entrances, as well as removing and replacing the curb for the entire length of the east side of the arena. Ogden commented on the quality control that will be done by JEO. They will make sure the appropriate concrete mix is being used to prevent the deterioration from recurring. Ogden commented on a future rain garden area and installing a drain in a pipe for a drainage from the roof in the southeast entrance.

In addition to reviewing the mix design to ensure it is the right mix, JEO will also be testing materials throughout the construction. They will also be measuring all the forms to ensure the correct thickness. During removals, they will be spot checking the thickness to determine if that was a reason for the deterioration. Ogden said there will also be an inspector on site whenever the construction company is pouring to ensure the correct thickness.

Ogden commented that Bohling had pointed out there is a roof drain at the southeast entrance on the north side that there is a roof drain. She met with Justin Conley and he will look into whether that is just a drain for the little roof over the entrance or whether some of the upper level roof also drains there to get a feel for how much water actually drains there.

JEO will be commencing with the reference checks. They are familiar with Mackie Construction and she has reached out to the owner for references. Mackie Construction is on the City of Omaha small and recurring business list. Ogden wouldn't anticipate any issues but recommended City Council award to Mackie Construction subject to completion of the positive reference checks.

Krause inquired about the extra year warranty for \$600.00. Ogden indicated the request for proposals did ask for information on an additional year warranty. She feels the extra \$600.00 is a reasonable price for getting an extra year of security. This would be something that she would not be opposed to including in the bid price. Ogden said the final bill for this project will come in October and the project will be completed right before the end of September.

Groesser inquired if the concrete will be thick enough for trucks to park on the pad and Ogden said it would be. Krajewski said his goal is to not have any driving or parking on the pad and they will be getting the mobile bollards to try to curb that. Discussion was held on the tie downs for the show tents. Ogden commented on working with tent companies to get predrilled holes or conduits in spots.

Ogden commented on the gutter system. Initially when the project was first conceived, they were going to include having a gutter to the south side. However, in looking at what work has been included with this project, they felt it would be better to separate that out from this project and contract with a local gutter company separately. The goal is to find someone to do that in October/November timeframe after all the paving is done.

Ogden commented on the phases of the project and that there are provisions in the proposals that there will not be any pavement removed for the show on August 28<sup>th</sup>. The goal for the show on August 28<sup>th</sup> is to have whatever has been torn out already replaced. There will be access to all doors nevertheless.

There being no further discussion, Krause moved and Kavanaugh seconded to accept the proposal from Mackie Construction for the Ralston Arena Pavement Rehabilitation project and extended two year project warranty in the amount of \$212,090.00 subject to the positive reference checks to be done by JEO. Groesser inquired if extra years could be included on the warranty and Ogden said she can visit with them. 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.

Groesser opened reconsideration of the vote on Ordinance 1234 taken on June 18, 2019. Ordinance 1234 establishes a franchise fee on Black Hills/Nebraska Gas Utility Company. Groesser indicated at the last council meeting, there was a 3 to 1 vote to approve the ordinance. However, state statute requires a positive vote of a majority of the council members elected, meaning there needed to be 4 positive votes.

Krause moved and Konwinski seconded to reconsider the vote on Ordinance 1234 taken on June 18, 2019 to establish a franchise fee on Black Hills/Nebraska Gas Utility Company.

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

Groesser opened the third reading of Ordinance 1234. Krause moved and Konwinski seconded to approve Ordinance 1234 on third reading. AN ORDINANCE ESTABLISHING A FRANCHISE FEE ON BLACK HILLS/NEBRASKA GAS UTILITY COMPANY, A NATURAL GAS COMPANY OPERATING IN THE CITY OF RALSTON, NEBRASKA; PROVIDING FOR AN EFFECTIVE DATE AND REPEALING ALL PRIOR ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH.

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

Public comment: Amy Roeder, Chamber President, encouraged everyone to visit the Remember Our Fallen Memorial at the Ralston Arena. She thanked the Fire Department for helping to set it up. Roeder reminded everyone of the July 3<sup>rd</sup> festivities which include pie and ice cream at Ralston Park and a bounce house at the Methodist Church and the July 4<sup>th</sup> parade.

Council comment: Konwinski wished all a Happy Independence Day. Kavanaugh also encouraged everyone to visit the memorial. Groesser said the memorial has been all around the United States. Roeder said a private donor paid for the memorial to come to Ralston. Krause commented that there was another big Keno winner. Sanchez commented on the tall grass policy and the discussion of modifying if necessary. He asked Forrest the preferred method of receiving comments and Forrest said to forward all comments to him. He has met with citizens on site and some immediate adjustments have been made with more to make. The City is listening and learning. Groesser wished all a Happy Independence Day.

There being no further business to come before the Council, the meeting was adjourned at 5:57 PM.

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

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Rosemarie D. Russell  
City Clerk

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Donald A. Groesser  
Mayor

CLAIMS – 07-02-2019 – AA Wheel and Truck Supply, Inc., 83.44, Supplies; AFLAC, 856.56, Insurance; American United Life Insurance Company, 673.31, Life Insurance; Ameripride Services, Inc., 99.03, Building Maint./Rugs; Asphalt & Concrete Materials, 2,293.93, Supplies; Blue Cross & Blue Shield of NE., 47,900.27, Health Insurance; BMI

Janitorial Group, 325.00, Janitorial; CCL Supply, LLC, 147.50, Supplies; Cengage Learning, Inc., 184.59, Books; Center Point Large Print, 89.28, Books; Century Certified Services, 28.00, Pest Management/Control; City of Omaha Cashier, 81,823.52, Sewer Billing; City of Ralston Bond Fund, 23,832.78, Transfer to Bond Fund; City of Ralston General Fund, 58,456.51, Transfer; City of Ralston Lottery Jackpot Fund, 1,738.47, Transfer to Lottery Jackpot Fund; Cox Business Services, 567.29, Phones; Cues, Inc., 1,800.00, Support Plan; Demco, 175.50, Supplies; Doug Rutherford, 75.00, Mowing; DXP Enterprises, Inc., 426.63, Supplies; Eakes Office Solutions, 706.90, Supplies; Elliott Equipment Co., 1,840.00, Equipment; Engineered Controls, 481.60, Building Maintenance; Eyman Plumbing, 505.68, Repairs; First State Bank, 3,478.85, Loan Pymt; Fleek, Brianna, 120.00, Janitorial; Fraser Stryker, PC LLO, 1,260.50, Professional Services; Fraternal Order of Police, 660.00, FOP Dues; Great Western Bank-Pension, 20,764.40, Pension; Great Western Bank-Visa, 2,402.94, Misc. Supplies/Conferences/Expenses; Groesser, Donald, 837.27, Reimbursement; Humana Insurance Co., 2,177.86, Insurance; HyVee Accounts Receivable, 45.73, Supplies; Integrated Solutions, Inc., 396.00, Computer Supplies; JQ Office Equipment, 119.30, Copier; JEO Consulting Group, Inc., 28,415.00, Professional Services; KAPCO-Kent Adhesive Products, 116.76, Supplies; Klinker, Mark, 1,000.00, Legal Services; Kriha Fluid Power, 86.07, Supplies; Leonardo, Marc, 20.00, Reimbursement; Menards-Ralston, 94.68, Supplies; Michael Todd & Co., Inc., 1,006.02, Supplies; MidAmerica Books, 183.60, Books; Mid-American Benefits, Inc., 1,459.36, Flex Benefit & Participant Fees; Midlands Business Journal, 75.00, Subscription Renewal; Midwest Turf & Irrigation, 157.33, Supplies; MUD-Utilities, 3,023.11, Utilities; Murphy Tractor & Equipment Co., 189.02, Parts; Nebraska Air Filter, Inc., 44.16, Air Filters; Nebraska Environmental Product, 35.87, Supplies; Nebraska Iowa Supply Co., Inc., 885.22, Fuel; Nebraska Library Association, 295.00, Dues; Nebraska Library Commission, 195.82, Subscription; Nebraska-Iowa Ind. Fasteners, 110.73, Supplies; O'Keefe Elevator Company, Inc., 165.65, Elevator Maint; Omaha Compound Company, 210.29, Supplies; Omaha Public Library, 17.50, Costume Rental; O'Malley, Margaret, 305.25, Janitorial; Papillion Sanitation, 78.16, Trash Pickup; Prairie Life Fitness, 128.40, Fitness Membership; Ralston Arena General Fund, 13,507.28, Transfer of Funds; Ralston Arena Operating Acct, 29,166.67, Sales Tax; Ralston Automotive, 248.02, Repairs/Maint/Supplies; Ralston Volunteer Fire Dept., 16,250.00, Fire Protection Agreement; Recorded Books, Inc., 253.99, Books; Rick Vela, 1,000.00, Services; Russell, Rosemarie, 75.18, Reimbursement; Sarpy County, 1,802.70, Animal Control; Sign It, 341.25, Signs; Site One Landscape Supply, 321.90, Supplies; Southeast Library System, 105.00, Training; Tractor Supply Credit Plan, 29.98, Supplies; Travelers, 47,763.07, Property/Casualty/Workers Comp Insurance Premium; Voya Institutional Trust Company, 2,600.00, Pension; Westlake Ace Hardware, 11.65, Supplies.