

Ralston City Council Regular Meeting  
Tuesday, September 4, 2018

The Ralston City Council met in regular session on Tuesday, September 4, 2018 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, Alberhasky, Krause, Preis, and Sanchez. 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: #10283 to Michael E. Alley, 6616 S. 84<sup>th</sup> Avenue – Build garage - \$10,000.00; #10287 to Deborah Cline, 5016 S. 83<sup>rd</sup> Terrace – Install deck - \$5,200.00; #10315 to Janelle Kenny, 4900 S. 77<sup>th</sup> Avenue – Remove and replace fence - \$1,926.00; #10336 to Rebecca L. Fisher, 5037 S. 81<sup>st</sup> Street – Install fence - \$6,355.00; #10337 to David Ferguson, 6605 S. 83<sup>rd</sup> Avenue – Replace roof - \$116.81; #10339 to Kevin P. McCoy, 7902 Heritage Circle – Replace deck - \$1,000.00; #10341 to City of Ralston, 8220 Serum Street – Remove and replace roofing materials on concession stand and press box - \$8,200.00; #10342 to Jack D. Hytrek, 7625 Belmont Drive – Repair roof - \$5,300.00; #10343 to Anthony R. Bewley, 7335 Washington Street – Install privacy fence - \$1,700.00; #10345 to Agnes C. Haacke, 8033 Maywood Street – Install new deck - \$2,600.00; #10346 to Michael Germer, 4906 S. 78<sup>th</sup> Street – Install a deck - \$7,980.00; #10347 to Valking Realty LLC, 7752 Maywood Street – Install chain link fence - \$1,200.00; #10348 to Leslie L. Cooper, 6733 S. 81<sup>st</sup> Street – Rewire for new service - \$6,500.00; #10349 to Maria's Restaurant, Inc., 7630 Burlington Street – Replace single phase overhead meter socket - \$2,700.00; #10350 to Julieann G. Worley, 5042 S. 80<sup>th</sup> Street – Install fence - \$4,131.00; #10351 to Robert B. Kavanaugh, 7754 State Street – Install chain link fence - \$1,600.00; #10352 to Linda J. Terry, 7704 Lakeview Street – Replace A/C and furnace - \$5,759.00; #10353 to Daniel Marsh, 5032 Sunset Drive – Install new deck - \$5,000.00; #10354 to 5615 S. 77<sup>th</sup> St LLC, 5615 S. 77<sup>th</sup> Street – Add business name to awnings - \$500.00; #10355 to Toni Watts, 7768 Park Drive – Install fence - \$1,500.00; #10356 to Barbara E. Lewis, 7924 Maywood Street – Front Deck Repair - \$2,365.00; #10357 to 75<sup>th</sup> and L Street LLC, 7545 L Street – Demo pole sign and disconnect electric - \$1,000.00; #10358 to 75<sup>th</sup> and L Street LLC, 7545 L Street – Curb cut/asphalt - \$19,842.00; #10359 to Vasko Brothers Properties LLC, 7733 State Street – Complete service repair - \$300.00; #10362 to Robert S. White, 6206 S. 73<sup>rd</sup> Street Circle – Install front and rear decks - \$6,395.00; #10364 to Justin Johnson, 8036 State Street – Reroof - \$7,000.00; #10365 to Diane Taylor, 7705 Washington Street – Wire new air conditioner - \$250.00; #10366 to Patrick A. Woster, 7750 State Street – Install A/C, furnace and humidifier - \$7,375.00; #10367 to Ronald J. Chleborad, 6612 S. 87<sup>th</sup> Street- Remove and replace siding - \$2,482.67; #10378 to Diane Taylor, 7705 Washington Street – Install condenser and evaporator

coil - \$2,600.00; #10379 to City of Ralston, 7629 Park Drive – Install 7.5 ton rooftop cooling/gas heat unit - \$13,000.00.

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

1. Minutes from the August 21, 2018 regular city council meeting and August 28, 2018 budget work session;
2. Claims; and
3. Department Head and/or Commission Reports.

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

Benis reported on arena events: Rodney Carrington, Zamora and a Youth Hockey Tournament. The arena staff are in the process of putting the ice in and the Lancer's will open their pre-season next weekend.

Groesser opened discussion on recognition of Finding Life Church for clean-up of a property in Ralston. Forrest presented before and after photos of a deck that was replaced by Finding Life Church at a property in Ralston. Groesser expressed appreciation to the Church for their assistance.

Groesser opened consideration of the oath of office for the new Police Sergeant, Philip Winkelmann. Leonardo welcomed Sergeant Winkelmann's family and provided his background. Winkelmann graduated from Seward High School and began in Ralston in 2010 as a patrol officer until 2014 and was promoted to investigator in 2014.

Krause moved and Alberhasky seconded to approve the appointment of Philip Winkelmann as Police Sergeant. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Alberhasky, Krause, Sanchez, and Preis. Nay: None. Absent: None. Motion carried.

Leonardo administered the Oath of Office to Police Sergeant Philip Winkelmann.

Groesser opened consideration of the property and casualty package insurance proposal from Travelers Insurance – Harry A. Koch Company. Forrest indicated this past spring the Finance Committee began a competitive process to select a property and casualty insurance broker. Proposals were received from and interviews conducted of four brokers in addition to the City's current broker. Based on those interviews, the Finance Committee selected two brokers to submit final proposals. The proposals were recently received and Harry A. Koch Company came in with the most competitive premium of \$189,020.

Alec Hogan and Paul Bretsen, Harry A. Koch Company, spoke about coverages and provided information about their experience and the firm. Their recommendation was

for Travelers Insurance with Harry A. Koch Co. as the insurance consultants. Travelers Insurance also insures the Cities of Bellevue, Papillion and La Vista.

Bretsen reviewed the risk management process and indicated that Forrest will meet with a representative of their firm a minimum of three times a year. The risk management process helps to identify exposures, monitor plans, develop strategies and implement programs. There will be some risk control procedures put into place and the results monitored. The arena is a big part of the City and the insurance consultants want to make sure that if something were to happen, the income the City would have realized from events at the arena would still be coming into the City. Flood and earthquake and cyber liability coverage have been added to the policy as well.

Harry A. Koch Company provides business income review and analysis, risk control assistance, appraisal services, cyber liability and OSHA 10-hour training. Representatives will also be available to attend any supervisor's meetings and conduct toolbox talks or any other informal safety initiatives. They will also be able to perform on-site walk-through OSHA inspections and provide different safety seminars a couple times a year.

Bretsen commented on the appraisal services and looking at the values of the City's property and understand how they were derived. They really want to focus on business income and that the City is being protected in the event of any loss.

Discussion was held on the Political Subdivision Tort Claims Act and Harry A. Koch's team of claim adjusters who would be the City's advocates working through Traveler's public entity department. Bretsen commented on the advantage of Traveler's being a significant player in Nebraska public entity.

Discussion was held on premium increases. Bretsen said that the City should not see any significant differentials in the premiums in upcoming years. Discussion was held on the arena insured valuation and the appraiser ensuring the numbers really reflect the insured value.

There being no further discussion, Krause moved and Sanchez seconded to approve the property and casualty insurance proposal from Traveler's Insurance, Harry A. Koch Company as agents. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Alberhasky, Krause, Sanchez, and Preis. Nay: None. Absent: None. Motion carried.

Groesser opened consideration of the Phase II Environmental Site Assessment agreement with Olsson Associates for the Hinge Project. Forrest indicated the City recently received from Olsson Associates the Phase I reports on the Hinge properties. The reports identified three environmental conditions that need to be evaluated. This will amend the original agreement with an additional fee of \$7,200. Community Redevelopment Funds will be allocated to pay the additional fee. City staff believe it is

important for this to be done to get a better sense of the magnitude of the problem and may impact the design work.

There being no further discussion, Krause moved and Konwinski seconded to approve the Phase II Environmental Site Assessment agreement with Olsson Associates for the Hinge Project. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Krause, Sanchez, and Preis. Nay: Alberhasky. Absent: None. Motion carried.

Groesser opened consideration of the Ralston Arena Management RFP Proposal. In May, the City Council awarded a contract to Venue Solutions to study the operations of the Ralston Arena and develop recommendations designed to improve the arena's bottom line. Last week Venue Solutions reviewed the preliminary study findings and recommendations with all members of council through a series of briefings. In the coming weeks, a draft report will be prepared by Venue Solutions. The draft will be reviewed by council and then the final report will be prepared.

The report offered a number of recommendations touching on all aspects of arena operations, including several that the City will likely pursue immediately. However, the most significant recommendation focused on the overall management of the arena and what management model offers the best way to improve the arena's finances.

One option is to continue to run the arena as part of City government, with the City Council ultimately responsible for its operation. A second option might be to separate the arena from the City by establishing a separate corporation with its own board. The third option is for the City to consider hiring a management company thereby privatizing arena operations.

This agenda item is consideration of another contract with Venue Solutions to help the City explore the third option. Venue Solutions would help the City develop an RFP, solicit proposals from qualified management firms and evaluate each submission.

Groesser said it is an important next step. The City will only be able to adequately evaluate privatizing the management of the arena if the proposals are in hand to allow to weigh the costs and benefits of pursuing the third option as well as the first and second options. He recommended the council approve the contract with Venue Solutions so the process can begin. The final report received in the coming weeks represents a significant step forward and there will be concrete, workable recommendations.

Sanchez moved and Krause seconded to approve the Ralston Arena Management RFP Proposal agreement with Venue Solutions Group. Krause commented on the total project cost of \$17,600 if all four phases are complete and inquired about the reimbursables, such as travel. Forrest said Venue Solutions Group will have to be in Ralston to escort the management firms through the arena.

Alberhasky inquired if this cost is budgeted and Bohling indicated it is going to be presented in the budget workshop this evening and the cost has been added to the list of adjustments to be included.

Alberhasky wanted everyone to know that the City is trying to throw this onto someone else and it should have been done five years ago before the arena was built. Konwinski commented on the bad press received by the press and therefore the arena not being supported. Preis inquired how the council can approve something that there is not money set aside for. Forrest commented on approving it subject to funding.

Krause indicated that the arena has not done what was expected. However, that doesn't mean that the City cannot figure out how to make it a better place. The study will give an idea if there are management groups that can provide something that is better than what the arena has today. The City is in a position at this point to make that decision and needs someone who knows how to write an appropriate RFP.

Krause said that Benis and his staff are doing a great job and average 106 events a year. The City has to figure out how to get the revenues and costs balanced.

After further discussion, Preis amended the motion to approve the Ralston Arena Management RFP Proposal agreement with Venue Solutions Group contingent upon funds approved. The amended motion was seconded by Krause. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Krause, Sanchez, and Preis. Nay: Alberhasky. Absent: None. Motion carried.

Groesser opened consideration of appointment of an ad hoc committee to guide the Ralston Arena Management RFP process. The ad hoc committee will consist of Groesser, Krause, Sanchez, and Tom Kjar. Konwinski moved and Preis seconded to approve the appointment of Groesser, Krause, Sanchez, and Tom Kjar as an ad hoc committee. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Alberhasky, Krause, Sanchez, and Preis. Nay: None. Absent: None. Motion carried.

Konwinski introduced Ordinance No. 1224. Russell read Ordinance No. 1224 by title only: AN ORDINANCE AMENDING A SECTION OF ARTICLE 7 OF CHAPTER 6 OF THE RALSTON MUNICIPAL CODE DEALING WITH NUISANCES CAUSED BY WEEDS AND WORTHLESS VEGETATION; TO REPEAL PROVISIONS IN CONFLICT THEREWITH AND TO PROVIDE AN EFFECTIVE DATE.

Groesser opened the public hearing and third reading of Ordinance 1224 at 6:17 PM. There being no comment, Groesser closed the public hearing at 6:18 PM. Konwinski moved and Alberhasky seconded to approve Ordinance 1224. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski,

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

Konwinski introduced Ordinance No. 1225. Russell read Ordinance No. 1225 by title only: AN ORDINANCE AMENDING SECTIONS OF ARTICLE 5 OF CHAPTER 4 OF THE RALSTON MUNICIPAL CODE DEALING WITH NUISANCES CAUSED BY LITTER AND LITTERING; TO REPEAL PROVISIONS IN CONFLICT THEREWITH AND TO PROVIDE AN EFFECTIVE DATE.

Groesser opened the public hearing and third reading of Ordinance 1225 at 6:18 PM. There being no comment, Groesser closed the public hearing at 6:18 PM. Konwinski moved and Fideline seconded to approve Ordinance 1225. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Alberhasky, Krause, Sanchez, and Preis. Nay: None. Absent: None. Motion carried.

Public comment: Amy Roeder, Chamber Executive Director, thanked everyone for helping with the Last Blast of Summer event. Groesser said there were approximately 4,000 to 5,000 people in attendance and he thanked Roeder for putting on this event.

There was no council comment.

The council adjourned to the budget work session at 6:19 PM.

Next regular meeting Tuesday, September 18, 2018 at 5:30 PM.

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Rosemarie D. Russell  
City Clerk

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Donald A. Groesser  
Mayor

CLAIMS -9-4-2018 – AAA Rents, 2,475.74, Rental; AFLAC, 1,175.16, Ins; American United Life Insurance Company, 877.51, Life Insurance; Ameripride Services, Inc., 96.53, Building Maint/Supplies; Appetize Technologies, Inc., 7,128.75, Services/Supplies; Baxter Auto, 924.68, Repairs/Supplies; Becker Arena Products, Inc., 506.65, Supplies; Black Hills Energy, 296.12, Utilities; Carpenter Paper Co., 817.80, Supplies; Cavanaugh Macdonald Consulting, 275.00, Pension; CCL Supply, 64.21, Building Maint; Century Certified Services, 125.50, Pest Control; City of Omaha Cashier, 48,124.00, Sewer Billing; Cornhusker State Industries, 355.00, Laundry/Mat Rental; Cox Business Services, 855.52, Cable/Internet; DXP Enterprise, Inc., 6.80, Supplies; Eakes Office Solutions, 931.41, Office Supplies; Echo Group, Inc., 38.06, Supplies; Enviro-Master Services, 30.00, Janitorial; Fleek, Brianna, 50.00, Cleaning Svcs; FP Mailing Solutions, 66.00, Postage Meter; Fraser Stryker, PC LLO, 284.34, Professional Svcs; Fraternal Order of Police, 600.00, FOP Dues; Grainger, 294.35, Parts; Great Western Bank – Pension, 27,417.38, Pension; Great Western Bank-Visa, 9,537.58, Supplies; Hayes Automation, 1,997.69, Repairs; Helget Gas Products, 28.60, Supplies; Hometown Leasing, 250.49, Svcs; Humana Insurance Co., 2,390.67,

Insurance; Integrated Solutions, Inc., 104.00, Computer Support/Supplies; Interp 4U, 700.00, Interpreter; Interstate All Battery Center, 588.90, Batteries; Jones Automotive, Inc., 628.92, Parts/Labor; Klabunde's Delivery, Inc., 25.00, Delivery Svc; Klinker, Mark, 1,000.00, Retainer; Lead Forensics, Inc., 1,440.00, Advertising; M & M Staffing, 222.75, Contract Labor; Martin Asphalt, 185.00, Supplies; Menards-Ralston, 298.92, Supplies; Michael Todd & Co., Inc., 122.16, Supplies; Midwest Plastics, Inc., 194.85, Supplies; Midwest Sound & Lighting, 456.00, Equipment Rental; MUD-Utilities, 8,426.68, Utilities; Nebraska Department of Revenue, 25.00, Misc; Nebraska Iowa Supply Co., Inc., 1,208.33, Fuel; Nebraska Law Enforcement Training Center, 52.00, Recertification; O'Keefe Elevator Company, Inc., 160.41, Elevator Maintenance; Olsson Associates, 11,500.00, Hinge Project ESA; Omaha Public Power District, 42,871.40, Utilities; O'Malley, Margaret, 418.00, Janitorial; OS Sales Co., Inc., 657.10, Food; Papillion Sanitation, 26,884.11, Trash Collection; Peerless Wiping Cloth Company, 115.50, Supplies; Pepsi-Cola, 338.58, Soda; Philip Franco, 90.00, Refund; Pitney Bowes-PA, 17.46, Postage; Protective Security Advisors, 5,152.50, Security; R & R Specialties of Wisconsin, 1,777.50, Supplies; Ralston Arena Operating Acct, 29,166.67, Sales Tax; Ralston Fire Dept, Inc., 8,028.03, Supplies; Ralston Volunteer Fire Department, 15,330.25, Fire Protection Agmt; Recorded Books, Inc., 403.79, Books; RediTech, 123.36, IT Support; Reinhart Foodservice, LLC, 73.48, Food, Rotella's Italian Bakery, Inc., 388.05, Bread; S & S Pumping, 275.00, Svcs; Sarpy County, 1,752.85, Animal Control; Sentrinx Security Solutions, 98.00, Labor; Solution One – TX, 149.33, Copier; Spin Linen Management, 355.27, Linens; Stage Pay Services, Inc., 3,879.45, Contract Labor; Staples Advantage, 53.14, Supplies; The Daily Record, 28.00, Legals; The Retoner, 91.90, Toner; TMS Production Integration, 1,262.00, Rental Agreement; TNT Cleaning, 500.00, Cleaning; U.S. Foods, Inc., 2,220.93, Food; United Rent-All, 990.90, Svcs; Utilities Section League of NE Municipalities, 1,367.00, Dues; Vogel Traffic Services, 1,469.60, Pavement Marking; Voya Institutional Trust Company, 3,500.00, Pension; Waldinger Corporation, 4,000.88, Svcs; Walmart Community, 147.40, Supplies; Westlake Ace Hardware, 5.84, Supplies; Whitley, Cliff, 74.87, Reimbursement.