

Ralston City Council Regular Meeting  
Tuesday, November 20, 2018

The Ralston City Council met in regular session on Tuesday, November 20, 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, 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.

Council member Krause 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: #10450 to Channen Companies LLC, 8045 L Street – Install new plumbing for ADA bathroom - \$6,800.00; #10451 to Scott Nicro, 7628 #2 Main Street – Install a unisex ADA restroom in warehouse space - \$2,000.00; #10452 to David L. Cotton, 5705 S. 77<sup>th</sup> Street – Install a door between properties - \$3,850.00; #10453 to Platinum Real Estate Group, 7626 Main Street – Install ductwork for furnace - \$1,500.00; #10454 to Robertson Properties, 6809 S. 84<sup>th</sup> Street – Complete electrical work - \$18,000.00; #10455 to Carl Poteet, 6219 S. 72<sup>nd</sup> Avenue – Remove and replace shingles - \$10,555.27; #10456 to Georgia Morgan, 7752 Oakwood Street – Replace gas furnace - \$2,724.00; #10458 to City of Ralston, 7601 Park Drive – Remove and replace siding on concession stand; #10459 to Scott G. Shymkewicz, 7919 Heritage Circle – Install 6 ft privacy fence - \$6,401.00; #10460 to Jesse R. Bazer, 7605 Maywood Street – Complete spot repair of sewer line - \$3,500.00; #10461 to John T. Biodrowski, 7777 Maywood Street – Replace roof - \$4,000.00; #10462 to Matthew Bryan, 6215 S. 72<sup>nd</sup> Avenue – Install new furnace - \$1,473.00; #10463 to Brian Loebel, 8814 Drexel Circle – Install new furnace - \$7,500.00; #10464 to Carol Jorgensen, 5041 Sunset Drive – Water reconnect - \$200.00; #10465 to Diane Vanacker, 7718 Sunset Drive – Water reconnect - \$200.00; #10466 to Joseph F. Zadina Jr, 7716 Sunset Drive – Water reconnect - \$200.00; #10467 to Evelyn Navarrete, 7715 Sunset Drive – Water reconnect - \$200.00; #10468 to Frederick Koch, 7610 Sunset Drive – Water reconnect - \$200.00; #10469 to Linhart LLC, 7609 Sunset Drive – Water reconnect - \$200.00; #10470 to Merlene Thompson, 6647 S. 85<sup>th</sup> Street – Install furnace/HVAC - \$6,919.00; #10471 to Dean Gute, 7608 Sunset Drive – Water reconnect - \$200.00; #10472 to Loren Trecek, 7606 Sunset Drive – Water reconnect - \$200.00; #10473 to Seranco Enterprises LLC, 7607 Sunset Drive – Water reconnect - \$200.00; #10474 to Shane Smoot, 7604 Sunset Drive – Water reconnect - \$200.00; #10475 to Kyle Heddens, 7602 Sunset Drive – Water reconnect - \$200.00; #10476 to James Kubovy, 7600 Sunset Drive – Water reconnect - \$200.00; #10477 to Ashley Place, 7929 Main Street – Tear off and replace roof - \$3,616.13; #10478 to Mark McCracken, 5033 Sunset Drive – Water reconnect - \$200.00; #10479 to Realty One LLC, 8340 Park Drive – Replace sewer - \$6,400.00; #10480 to Sarah Foran, 60 Country Club Road – Replace siding - \$15,711.00; #10481 to Ralston School District 54, 8545

Park Drive – Replace pipe - \$2,300.00; #10482 to Matthew J. Wieczorek, 7506 Polk Street – Replace roof - \$11,041.00; #10483 to Roger R. Henson, 6763 S. 87<sup>th</sup> Street – Replace furnace and A/C unit - \$5,000.00; #10484 to Roger Henson, 6763 S. 87<sup>th</sup> Street – Replace water heater - \$1,000.00; #10485 to Gregory J. Hackendahl, 7715 Highland Street – Replace roof on house and shed - \$9,001.00; #10486 to Schomer Investments LLC, 7932 Maywood Street – Reroof, install vinyl siding and windows - \$12,000.00; #10487 to Plantmore Florence, 4936 S. 77<sup>th</sup> Avenue – Remove and replace roof - \$5,912.00; #10488 to Lloyd H. Hegdahl, 6311 S. 72<sup>nd</sup> Avenue – Remove and replace deck - \$11,000.00; #10489 to Douglas C. Dudas, 7523 Madison Street – Replace roof - \$12,700.00; #10490 to Dustin J. Rhods, 7209 Washington Street – Replace electrical panel - \$1,588.00.

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

1. Minutes from the November 6, 2018 regular city council meeting;
2. Claims; and
3. Department Head and/or Commission Reports.

Alberhasky moved and Konwinski seconded to approve the Consent Agenda minus Maria's claim. 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.

Alberhasky moved and Konwinski seconded to approve Maria's claim. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Alberhasky, Krause, and Preis. Nay: None. Abstaining: Sanchez. Absent: None. Motion carried.

Freshman reported it is anticipated 84<sup>th</sup> Street will open before Christmas. The project finish date is June 2019 but the hope is to get the inside and outside lanes done by the Christmas holiday.

Justine Ridder reported the October statistics and annual report are included in the packets.

Benis reported on arena events: a Lancers game on November 24<sup>th</sup> and the first annual Lancers tournament; World Cup Curling starts on December 5<sup>th</sup> through the 9<sup>th</sup>.

Grosser opened discussion on the new personnel policies manual. Krause reported the Finance Committee and City staff have been working on a new personnel manual for almost a year. There have been substantial changes made in order to benefit both the City and the employees. Krause met several times with department heads and employees to discuss changes and concerns with the last meeting being held last week. Krause indicated that concerns that previously arose with the changes in the new manual were addressed and put back pretty much the way the current manual is written. There were some benefits added and some taken away. The personnel policies manual will be

on the next meeting agenda for action. Krause said this has been a lot of work and he thanked everyone for helping.

Alberhasky introduced Ordinance No. 1230. Russell read Ordinance No. 1230 by title only: AN ORDINANCE AMENDING SECTION 117 OF CHAPTER 10 OF THE RALSTON MUNICIPAL CODE DEALING WITH ALCOHOLIC BEVERAGES; HOURS OF SALE; TO REPEAL PROVISIONS IN CONFLICT THEREWITH AND TO PROVIDE AN EFFECTIVE DATE. Groesser opened the public hearing and second reading of Ordinance 1230 at 5:37 PM. Groesser indicated this ordinance changes the Sunday alcohol sales time. There being no comments, Groesser closed the public hearing at 5:38 PM.

Konwinski moved and Fideline seconded to approve Ordinance 1230 on second reading. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Sanchez, and Preis. Nay: Alberhasky and Krause. Absent: None. Motion carried.

Groesser opened consideration of the Annual City Maintenance Agreement No. 36 Renewal for the period January 1, 2019 through December 31, 2019. Klinker indicated this is an annual renewal with the Department of Transportation for lane mile reimbursement for 2019. Krause moved and Konwinski seconded to approve the Annual City Maintenance Agreement No. 36 Renewal for the period January 1, 2019 through December 31, 2019. 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 Certificate of Compliance for Maintenance Agreement No. 36 for the period January 1, 2018 through December 31, 2018. Krause moved and Alberhasky seconded to approve the Certificate of Compliance for Maintenance Agreement No. 36 for the period January 1, 2018 through December 31, 2018. 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 Resolution 2018-20 to authorize the issuance of a promissory note in an amount not to exceed the sum of \$2,240,000 in anticipation of receipts. The promissory note was put together for the arena with Great Western Bank. This is what was borrowed to put in the furniture, fixtures, and equipment. The City has been paying approximately \$140,000 in principal every year and the interest on a monthly basis. The note was in a position where the rates could keep going up. Therefore, this resolution is freezing the interest rates on this two year note at 6 ½ percent. This resolution is to extend the note from the five year period. Klinker indicated it is a two year note; however, it does call for \$40,000 every quarter.

Krause moved and Preis seconded to approve the following resolution. Alberhasky inquired if monies have been added to this note and Groesser indicated that it hasn't increased since the note was opened five years ago. The City continues to pay on the note.

**RESOLUTION AUTHORIZING THE )  
ISSUANCE OF A PROMISSORY NOTE )  
IN AN AMOUNT NOT TO EXCEED ) RESOLUTION 2018-20  
THE SUM OF \$2,240,000.00 IN )  
ANTICIPATION OF RECEIPTS )**

WHEREAS, the City of Ralston is a political subdivision of the State of Nebraska, being a City of the First Class as defined by Neb. Rev. Stat. §16 – 101; and

WHEREAS, the City has determined it to be in the best interests of the City of Ralston and its citizens to undertake the development, construction and operation of an indoor Sports and Entertainment Center; and

WHEREAS, it is necessary that the City meet its short-term obligations in anticipation of receipts from arena operations, sales tax, seat fees and other revenue sources related to the arena; and

WHEREAS, Neb. Rev. Stat. §10-137, §18-1750 and §18-1803 authorize a municipality to issue its promissory note in anticipation of the municipality's future receipts subject to certain limitations and procedures; and

WHEREAS, Great Western Bank has been committed to lending to the City under terms of Resolution 2012-10, and that the City has fully complied with terms of the previous loan agreement and has reduced the principal amount owed by the City; and

WHEREAS, Great Western Bank continues to be committed to lending the City sufficient sums, if necessary, to meet its short-term obligations in conformity with the procedures and limitations of Neb. Rev. Stat. §10-137, §18-1750 and §18-1803, to wit:

1. Revolving line of credit in the sum of Two Million Two Hundred Forty Thousand and no/100 Dollars (\$2,240,000.00);
2. Fixed Interest Rate of not less than 6.50%;
3. Maturing not later than two years from the date thereof; and
4. Prior to the negotiation of said note, same shall be presented to the City Treasurer and registered by the City Treasurer and shall be payable out of funds collected by the Municipality in the order in which such any notes are registered; and,

WHEREAS, Great Western Bank has agreed to continue to extend credit to the City under the terms and conditions set forth in the Loan Agreement and Revolving Line Credit Note in substantially the form attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Ralston that the City makes its promissory note as aforesaid, and that the Mayor and Clerk are hereby authorized to execute and deliver the Loan Agreement and the City's promissory note in a form substantially in conformity with the documents attached hereto as Exhibit "A".

Dated this 20<sup>th</sup> day of November, 2018.

CITY OF RALSTON, NEBRASKA  
/s/DONALD A. GROESSER, Mayor

Attest:

/s/ROSEMARIE RUSSELL, City Clerk

Approved as to form:

/s/MARK A. KLINKER, City Attorney

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

There was no public comment.

Council comment: Konwinski commented that the Library annual report is very nice and the streets are looking great. Fidelity wished everyone a Happy Thanksgiving. Krause thanked Alberhasky for all his work on the Council. Groesser reminded everyone about the Holiday Magic event on November 25<sup>th</sup>.

There being no further business to come before the Council, the meeting was adjourned at 5:44 PM.

Next regular meeting Tuesday, December 4, 2018 at 5:30 PM.

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Rosemarie D. Russell  
City Clerk

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Donald A. Groesser  
Mayor

CLAIMS -11-20-2018 – AAA Rents, 511.00, Rental; Above & Beyond, 4,700.00, Services; Agrivision Equipment Group, 229.04, Supplies; Airgas USA, LLC, 51.86, Supplies; American Legion Post #373, 600.00, Basement Rent; American Lift & Sign Service, 5,861.25, Services; Ameripride Services, Inc., 98.53, Building Maint/Rugs; Asphalt & Concrete Materials, 161.80, Supplies; Carbonhouse, Inc., 500.00, Supplies; Carpenter Paper Co., 3,837.11, Supplies; Caselle, Inc., 1,151.00, Support; Cavanaugh Macdonald, 550.00, Professional Services; Center Point Large Print, 89.28, Books; Century Certified Services, 68.00, Pest Management/Control; Chick Fil A, 4,177.77, Commissions; Cutchall Management, 9,453.74, Commissions; Chief School Bus Service, Inc., 1,276.00, Services; City of La Vista, 6,193.99, Repairs/Special Services Bus; City of Ralston, 57.50, Reimburse Petty Cash; City of Ralston Lottery Jackpot Fund, 3,790.74, Transfer to Lottery Jackpot Account; City Treasurer, 120.00, Supplies; Command Center, 1,289.96, Contract Labor; CompChoice, 137.00, New Hire Testing; Cornhusker International, 180.71, Parts; Cox Business Services, 4,174.17, Cable/Phones; Creative Services of New England, 353.95, Supplies; Donut Express, 3,528.65, Commissions; Douglas County Treasurer, 75.20, Citations; Eakes Office Solutions, 868.67, Supplies; Ebsco Information Services, 2,904.81, Subscriptions;

Excel Physical Therapy, 150.00, New Hire Medical; Experian, 27.24, Services; Factory Motor Parts Co., 446.78, Supplies; Fireguard, Inc., 2,055.25, Services; First Wireless, Inc., 8,524.22, Equipment; Fleek, Brianna, 100.00, Janitorial; Forklifts of Omaha, 162.76, Repairs; Fraser Stryker, PC LLO, 1,169.44, Professional Services; Gale/Cengage Learning, 280.43, Books; Global Financial Group, 154.00, Armored Car Service; Great Plains Uniforms, LLC., 111.00, Uniforms; Great Western Bank – Pension, 153.42, Pension; Groesser, Donald, 870.89, Reimbursement; HDR Engineering, 925.93, Hinge Planning & Design; Helget Gas Products, 218.31, Rental; Hometown Leasing, 140.00, Leasing; Hy-Vee, 220.54, Supplies; Ingram Library Services, Inc., 2,924.60, Books; Integrated Solutions, Inc., 2,437.33, Services; J.P. Cooke Company, 20.76, Supplies; Julie Leming, 199.77, Payroll; Klabunde’s Delivery, Inc., 152.00, Delivery Service; Klinker, Mark, 2,729.00, Legal Services; Kriha Fluid Power, 182.63, Parts; La Rue Coffee, 289.65, Coffee; M & M Staffing, 4,219.92, Contract Labor; Main Street Café, 1,501.68, Commissions; Maria’s, 32,494.69, Commissions; Menards – Ralston, 61.83, Supplies; Metro, 509.00, Service Contract; Metropolitan Utilities District, 5,485.40, Utilities; Micro Marketing LLC, 45.36, Books; Mid-American Benefits, Inc., 128.00, Cobra; Money Handling Machines, Inc., 205.00, Supplies; Motorola Solutions, Inc., 35,173.22, Radio Equipment; MUD-Utilities, 98.37, Utilities; Nebraska Iowa Supply Co., Inc., 537.81, Fuel; NMC Exchange LLC, 2,173.11, Rental Fee; OCLC, Inc., 352.01, Cataloging and Metadata; Olsson and Associates, 3,600.00, Professional Services; Omaha Douglas Publ Bldg Comm., 29.75, Parking; Omaha Magazine, Ltd., 1,420.00, Advertising; Omaha World Herald, 2,545.89, Legals/Advertising; O’Malley, Margaret, 418.00, Janitorial; One Call Concepts, Inc., 67.83, Locate Fees; Overhead Door Co of Omaha, 115.00, Labor; Pepsi-Cola, 2,831.62, Soda; Port-A-Johns, Inc., 140.00, Portable Restroom Rental; Protective Security Advisors, 27,967.50, Security; Prudhon, Chris, 356.16, Reimbursement; Quality Tire, Inc., 303.00, Parts/Repair; Quill Corporation, 80.01, Supplies; R Mechanical, LLC, 124.00, Repairs; R & S Press, Inc., 335.00, Supplies; Ralston Fire Dept, Inc., 4,072.75, EMS Provider; Ralston-Byers Insurance, 2,645.00, City Council Bonds; Randy Lanoha, 300.00, Services; Recorded Books, Inc., 131.25, Books; RediTech, 2,180.50, IT Support; Reinhart Foodservice, LLC, 925.68, Food; Rotella’s Italian Bakery, Inc, 301.94, Food; Sams Club, 48.15, Membership; Schemmer Associates, 901.15, Professional Services; Shell, 36.10, Fuel; Sleuth Systems, 2,478.00, Maint Renewal; Slingshot Promotions, LLC, 88.49, Show Promotions; Sno Floss, 969.91, Commissions; Spin Linen Management, 281.55, Linens; Stage Pay Services, Inc., 2,007.57, Contract Labor; Sure Sound and Lighting, 8,500.00, Sound & Lighting; The Knot, 143.20, Advertising; The Reader, 387.00, Advertising; TMS Production Integration, 2,400.85, Rental Agreement; TNT Cleaning, 500.00, Cleaning Services; US Foods, Inc., 4,938.04, Food; Unique Management Services, Inc., 89.50, Placements; United Distributors, Inc., 144.96, Rental Fee; Venue Solutions Group LLC, 4,043.07, Arena Assessment; Verizon Wireless, 396.07, Cell Phones; Waldinger Corporation, 4,030.00, Maintenance Contract; Walmart Community, 195.07, Supplies; Water Engineering, Inc., 175.00, Monthly Service Agreement; Weldon, Williams & Lick, Inc., 2,345.61, Printed Tickets; Westlake Ace Hardware, 33.10, Supplies.