

Ralston City Council Regular Meeting
Tuesday, April 16, 2019

The Ralston City Council met in regular session on Tuesday, April 16, 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, Fideline, 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 City Council reviewed the following items under the consent agenda:

1. Minutes from the April 2, 2019 regular city council meeting;
2. Claims;
3. Monthly Financial Report; and
4. Department Head and/or Commission Reports.

Krause moved and Kavanaugh 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, Kavanaugh, Krause, and Sanchez. Nay: None. Abstaining: Preis. Absent: None. Motion carried. Krause 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, Kavanaugh, Krause, and Preis. Nay: None. Abstaining: Sanchez. Absent: None. Motion carried

Freshman reported again on the pothole situation in Ralston. A video clip of 75th Street west of the pool and photos of potholes being repaired at 79th Avenue and Seymour Street were shown. To date, approximately 55 tons of asphalt has been used for pothole repair. Fideline said the City needs to look at farther down the road to redo the streets. Freshman said the fix will be panel replacement.

Meyer reported the final payroll for arena employees has been processed and it seems to be going well. Meyer is excited to be working for the City and wished everyone a Happy Easter.

Leonardo presented the annual Police Department Year End Report for 2018. He thanked Kari Valla and Deputy Chief Bryan Hanson for compiling the report. There was a slight decrease in overtime cost for 2018 due to forecasted shortages and rearranging the schedule. There was a significant increase in calls for service, an average of 54.4 more calls per month. Leonardo explained that the calls for service reported in this report did not include everything that an officer does during the day. Including everything would be over 9,500 calls for service for the year.

Leonardo reported on the miscellaneous activity which includes red tags, vacation house checks, parking tickets, citizen assist, and special attentions. The number of red tags increased to 90 from 44 in 2017, a 104 percent increase. Parking tickets have increased because the Police Department has been receiving more parking complaints. Special attentions are normal special attentions, traffic special attentions, arena special attentions, special assignments and school patrols.

Leonardo reported on the assist to other agencies. Even though the Police Department was down officers, the assist to other agencies increased by 10 percent. In addition, the Police Department assisted the Ralston Fire Department 349 times in 2018.

Leonardo explained incidents are a situation where a formal report is assigned a case number. In 2018, the Police Department had 967 incidents, an increase of nearly 4.5 percent. Traffic citations increased over 29 percent from 2017; arrests increased 9.5 percent from 2017; and accidents showed a slight increase in 2018.

Leonardo commented on the new format where council members will receive monthly reports instead of an annual report. The monthly report will list the calls for service, arrests, citations, incidents and parking tickets. The report will also list items of note, if applicable. In March 2019, Officer Byers was sworn in as Ralston's newest police officer. In February 2019, a motor vehicle homicide occurred at 84th and Q Streets and an arrest made the following week; there was a press conference releasing arrest information on a homicide from 2013; and officers performed lifesaving measures on a Ralston resident.

After some discussion, Forrest commented that there is a lot of activity that the police do and by reporting on a monthly basis Leonardo will be able to speak in more detail. Leonardo indicated that the monthly synopsis would be beneficial instead of waiting until the end of the year for the annual report.

Halbur reported the Library monthly report is included in the packets. She invited everyone to an Easter egg hunt in the Library on Friday, April 19th at 1:00 PM.

Eischeid reminded everyone of the EOC tabletop exercise on Thursday, April 18th at 5:00 PM at the Fire Department.

Krajewski reported on arena events, including an FOP Show on Friday featuring a tribute to Frank Sinatra, Magnum Pro Wrestling, and church services on Easter Sunday. Next week will include an NXT Event, George Thorogood, as well as the Omaha Beef. Spectra plans to have the arena fully staffed by the end of the month and their Finance Director came on board this week.

Groesser recognized members of the former Ralston Lion's Club, Jan Gorman, Ron Boyce, and John Leifert. Gorman said the Ralston Lion's Club disbanded in December 2018. They have donated their remaining funds of \$1,209.26 to the City of Ralston for the maintenance and upkeep of the pavilion and drinking fountain in Ralston Park. Many years ago, the Lion's Club built the pavilion and paid for the drinking fountain.

Groesser said that the Ralston Lion's Club was in business for 71 years, had over 70 members at one time, and provided over \$350,000 in benefits to the Ralston community. Groesser expressed his appreciation for all of their work over the past 71 years.

Groesser opened the public hearing at 5:54 PM for consideration of the liquor license application for Spectra Venue Management dba Ralston Arena located at 7300 Q Street. This is giving Spectra the ability to have the liquor license in their name.

There being no further discussion, Groesser closed the public hearing at 5:55 PM. Krause moved and Konwinski seconded to approve the liquor license application for Spectra Venue Management dba Ralston Arena located at 7300 Q Street. Discussion was held on the special designated licenses for the Chamber events. Krajewski indicated this will be done as in the past and everything will be handled through him. 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.

Groesser opened for consideration the manager application for Brian Krajewski for Spectra Venue Management dba Ralston Arena located at 7300 Q Street. Krause moved and Kavanaugh seconded to approve the manager application for Brian Krajewski for Spectra Venue Management dba Ralston Arena located at 7300 Q Street. 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.

Konwinski introduced Ordinance No. 1232. Russell read Ordinance No. 1232 by title only: AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF RALSTON, BY CHANGING CERTAIN BOUNDARIES OF THE OFFICIAL ZONING MAP OF THE CITY OF RALSTON TO REZONE PROPERTY LOCATED AT 6100 S. 72ND STREET, CITY OF RALSTON, DOUGLAS COUNTY, NEBRASKA FROM GENERAL INDUSTRIAL DISTRICT (GI) TO LIMITED INDUSTRIAL DISTRICT (LI); TO REPEAL ANY ORDINANCES IN CONFLICT THEREWITH AND PROVIDE AN EFFECTIVE DATE.

Groesser opened the public hearing and second reading of Ordinance 1232 at 5:56 PM. This is for the Cornerstone Storage area off of 72nd Street. Groesser closed the public hearing at 5:57 PM. Konwinski moved and Fideline seconded to approve Ordinance 1232 on second reading. 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.

Krause moved and Kavanaugh seconded to waive the third reading of Ordinance No. 1232. 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.

Groesser opened the public hearing at 5:58 PM in conformity with Resolution 9018 and to consider Resolution 2019-05 – a resolution authorizing use of Lottery Funds in excess of interest for purposes of property tax relief and maintaining public structures. The lottery funds will be used to repair the concrete surrounding the arena, to close out the remaining expenses from the City operations of the arena and pay out the last two payrolls and vacation due to former employees. There is also a glycol leak that needs to be repaired.

Groesser indicated three-fourths majority vote is required for approval. Groesser closed the public hearing at 6:00 PM. Krause moved and Konwinski seconded to provide a waiver of Resolution No. 9018 to expend principal of the lottery funds.

Preis commented on the statutory regulations for lottery funds not to be used for hourly wage or benefits. Stating that this is tax relief is being broad. Preis inquired about money from Spectra for the change-over. Krajewski said the money is being used to cover transition costs as well as set aside money to help to bring in events to the arena. Krajewski said \$400,000 has been allocated for transition costs. Krause said the City is responsible for paying the former employees for their vacation pay and wages due. Preis said it is really stretching the envelope by calling it tax relief.

There being no further discussion, Groesser called for the vote. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fideline, Kavanaugh, Krause, and Sanchez. Nay: Preis. Absent: None. Motion carried.

Krause introduced Resolution 2019-05. Russell read Resolution 2019-05 by title only: RESOLUTION AUTHORIZING USE OF LOTTERY FUNDS IN EXCESS OF INTEREST FOR PURPOSES OF PROPERTY TAX RELIEF AND MAINTAINING PUBLIC STRUCTURES.

Krause moved and Konwinski seconded to approve the following Resolution 2019-05.

RESOLUTION AUTHORIZING USE OF)
LOTTERY FUNDS IN EXCESS OF) RESOLUTION 2019-05
INTEREST FOR PURPOSES OF)
PROPERTY TAX RELIEF AND)
MAINTAINING PUBLIC STRUCTURES)

WHEREAS, the City of Ralston has operated the Ralston Lottery since 1989 and since that time the Ralston Lottery has provided the City with substantial revenues; and

WHEREAS, the City has used those revenues each year for community betterment, including, but not limited to, special projects and property tax relief; and

WHEREAS, the City Council of the City of Ralston passed Resolution No. 9018 restricting the expenditure of lottery to interest on such funds, unless, upon public hearing and three-fourths vote by the City Council to expend the principal of such lottery funds; and

WHEREAS, in recent years the City has used Lottery Fund revenues for the purpose of supporting operating and debt service expenditures at the Ralston Arena, thus providing property tax relief; and

WHEREAS, the City of Ralston Finance Committee and city staff recommend that for the remainder of FY 2018-2019 the City Council make a budget adjustment to the revenues of the arena to include \$750,000 from the Lottery Fund to maintain public structures, close out the remaining expenses from the City operations of the arena; and begin funding the repair of the concrete surrounding the arena.

WHEREAS, the appropriation and use of said lottery funds requires compliance with Resolution No. 9018, and that on the 16th day of April, 2019, at a regular meeting of the City Council of the City of Ralston, the Council held a public hearing in conformity with Resolution No. 9018 and upon closing the public hearing and consideration by the Council, the Council voted by more than a three-fourths majority to expend principal of the lottery fund to adjust the arena budget with an additional Seven Hundred Fifty Thousand Dollars (\$750,000.00) for the purposes as set forth in this Resolution.

NOW THEREFORE BE IT RESOLVED by the Ralston City Council and the Mayor of the City of Ralston that the Finance Director is hereby authorized to make the budget adjustments to the arena budget as set forth in this Resolution.

PASSED AND APPROVED this 16th day of April, 2019.

CITY OF RALSTON, NEBRASKA

BY:/s/ Donald A. Groesser, Mayor

Attest:

/s/Rosemarie Russell, City Clerk

Approved as to form:

/s/Mark A. Klinker, City Attorney

Preis reiterated that the City is really getting into a gray area on the amount they are using and calling it tax relief. This looks to be a correction in the mis-preparedness in the budget year.

There being no further discussion, Groesser called for the vote. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Konwinski, Fidelity, Kavanaugh, Krause, and Sanchez. Nay: Preis. Absent: None. Motion carried.

Groesser opened consideration of the Interlocal Cooperation Act Agreement between the City of Ralston and Douglas County School District No. 54 for the Use and Maintenance of Orval Smith Baseball Field and Crown and Wager Softball Fields. Forrest indicated the agreement between the City and the Ralston School District for the use of Orval Smith Baseball Field has expired and this new agreement continues that agreement and also includes the Crown and Wager Softball Fields.

The school district is going to be contributing more financially and will be paying 25 percent towards the utilities. They will be mowing and fertilizing the fields and will be sharing equally the cost of replacing light bulbs and repairing the lights. This is a one year agreement. This is the first time that the school district's use of Crown and Wager Softball Fields will be in a formal agreement.

This matter was discussed with the Sports Committee and has also been discussed with the school district. There being no further discussion, Krause moved and Fideline seconded to approve the Interlocal Cooperation Act Agreement between the City of Ralston and Douglas County School District No. 54 for the Use and Maintenance of Orval Smith Baseball Field and Crown and Wager Softball Fields. 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.

Public comment: Amy Roeder, Chamber President, reminded everyone of the Wine Walk next Thursday, April 25, 2019. There should be a great turnout for this event.

Council comment: Konwinski wished everyone a Happy Easter. Kavanaugh and Krause thanked the Lions Club for their long years of service to the community. Krause thanked Leonardo for the annual report and said it was very well done.

For the protection of public interest, Krause moved that the Council go into closed session at 6:07 PM for a strategy session with respect to real estate. Seconded by Konwinski. 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.

Groesser stated it has been moved, seconded and passed that the Council go into closed session for the purpose of a strategy session with respect to real estate. The closed session is necessary for the protection of the public interest.

Groesser stated the Council is reconvened in open session at 6:30 PM. He confirmed that no subject matter other than a strategy session with respect to real estate was discussed. No formal vote, informal vote, straw vote or poll was taken during closed session.

There being no further business to come before the Council, the meeting was adjourned at 6:30 PM.

Next regular meeting Tuesday, May 7, 2019 at 5:30 PM.

Rosemarie D. Russell
City Clerk

Donald A. Groesser
Mayor

CLAIMS – 04-16-2019 – AAA Rents, 260.00, Rental; Access Systems, 2,297.59, Monthly Fee – Printers/Copiers; ADP, 1.00, Voided Check for Auto Pay; AFLAC, 222.36, Insurance; All Flags, Etc., 49.50, Flags; Ameripride Services, Inc., 101.03, Building Maintenance/Rugs; BMI Janitorial Group, 6,952.50, Janitorial; Caselle, Inc., 1,151.00, Contract Support; Cavanaugh Macdonald Consulting, 2,945.00, Former Arena Employee;

CCL Supply, LLC, 388.80, Supplies; Center Point Large Print, 89.28, Books; Central States Group, 2,503.58, Supplies; Century Certified Services, 129.00, Pest Management/Control; Chief School Bus Service, Inc., 4,870.50, Services; City of Omaha Cashier, 67,935.51, Sewer Billing; City of Ralston-General Fund, 25,007.28, Transfer; City of Ralston Lottery Jackpot Fund, 3,953.69, Transfer to Lottery Jackpot Account; Conner Psychological Services, 365.00, Pre-Employment; Cox Business Services, 1,312.17, Phones/Cable; Demco, 599.88, Supplies; Diamond Laundry Service, Inc., 49.90, Laundry; Eakes Office Solutions, 14,853.57, Copier Buyout/Supplies; Enviro-Master Services, 30.00, Janitorial; Experian, 27.00, Services; Gale/Cengage Learning, 254.47, Books; Galls, LLC, 54.14, Uniforms; Global Financial Group, 158.18, Armored Car Service; Great Plains Uniforms, LLC, 858.97, Uniforms; Great Western Bank, 450,000.00, Transfer to Money Market Account; Great Western Bank Wealth Management, 10,582.32, Pension; HDR Engineering, Inc., 17,108.83, Hinge Planning & Design; Helget Gas Products, 376.54, Supplies/Rental; Hy Vee Accounts Receivable, 19.83, Supplies; Ingram Library Services, Inc., 2,406.04, Books; Integrated Solutions, Inc., 3,737.00, Computer Support; JEO Consulting Group, Inc., 1,425.00, Engineering Services; Loveless Machine & Grinding, 160.00, Services; M & M Staffing, 5,123.32, Contract Labor; Mid-American Benefits, Inc., 100.00, Professional Services; Midwest Sound & Lighting, Inc., 36.97, Finance Charges; MUD-Utilities, 14,517.94, Utilities; Nebraska Dept of Revenue, 120,750.00, Lottery Tax; NMC Exchange, LLC, 901.90, Equipment/Supplies; OCLC, Inc., 352.01, Cataloging and Metadata; Omaha World Herald, 337.43, Legal Notices; O'Malley, Margaret, 324.50, Janitorial; Pat McCarthy Productions, Inc., 399.00, Seminar; Pepsi-Cola, 4,278.02, Soda; Premier-Midwest Beverage Co., 60.00, Rental; Publishers Prime, 17.67, Books; R & R Specialties of Wisconsin, 246.45, Supplies; Ralston Automotive, 389.22, Services; Recorded Books, Inc., 419.83, Books; Reinhart Foodservice, LLC, 561.42, Food; Rotella's Italian Bakery, Inc., 73.68, Bread; Solution One, 13,471.40, Buyout Arena Copier Lease; Staples Advantage, 216.40, Supplies; State of Nebraska Motor Fuels, 61.00, Fuel Tax; Trede Electric & Lighting, Inc., 781.40, Labor/Materials; U.S. Foods, Inc., 2,749.98, Food; Uline, 60.50, Office Supplies; Waldinger Corporation, 667.36, Services; Wex Bank, 375.83, Fuel.