

The Ralston City Council met in a regular session on Tuesday, May 6, 2008, at 7:00 P.M. at Ralston City Hall. Roll was called with the following present: Groesser, Alberhasky, Krause, Onken, Preis, & Gillespie. Absent: Konwinski. The agenda for this meeting 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 a part of these minutes.

The following building permits were approved: #7351 to Donna Bright, 7556 Hayes Cir., House Addition, \$50,000.; #7359 to Rashid Samjier, 7210 Harrison, Face Change on Monument & Wall Graphics, \$2,400.; #7361 to Trinity United Methodist Church, 8009 Q, New Electrical Service, \$148,452.; #7362 to Joe Negrete, 7314 Jefferson, Vinyl Siding, \$1,600.; #7363 to Cindy & Elden Hamata, 5111 S 82nd, Replace Furnace & A/C, \$3,980.; #7364 to Wil Bejarano, 7723 Main, Install New Circuit to AC/ HP, \$145.; #7365 to Mark Klinker , 7755 L, Build Liquor Bar in Restaurant, \$9,000.; #7366 to Nicole Hackendal, 4741 S 81st, 6' Backyard Wood Privacy Fence, \$2,113.; #7367 to Nicole Sychak, 5611 Woodlawn Ave, Extend Existing Fence to Enclose Rear Property, \$650.; #7368 to Dianne Ienn, 5210 S 79th, Front Deck – No Roof, \$2,000.; #7369 to Keith Lewis/ Ralston Keno, 5130 S 72nd, New Monument & New Wall Sign, \$25,000.; #7370 to Trinity United Methodist Church, 8009 Q, Install HVAC Equipment, \$121,979.; #7371 to Jarred Stewart, 7748 Oakwood, Replace Heat Pump, 7748 Oakwood, \$4,405.; #7372 to Heather Baker, 5038 S 82nd, Room Addition, Electrical only, \$690.; #7373 to Michael Njus, 8102 Ralston Ave, Deck/Porch to Cap Existing Stoop, \$450.

Groesser gave the Acknowledgment of Open Meetings Law Posting.

Krause moved to approve the Consent Agenda, seconded by Alberhasky. All vote yes. Motion carried.

City Clerk, City Engineer, & Legal had no reports.

Public Hearing for Consideration of Resolution #2008 – 3 - A RESOLUTION DECLARING CERTAIN AREAS OF THE CITY AS BLIGHTED AND SUBSTANDARD AND IN NEED OF REDEVELOPMENT was introduced by Krause. Groesser opened the Public Hearing. Amy Haase from RDG Planning, 900 Farnam on the Mall, explained what the description of the blight designation meant. Haase went over the criteria involved for meeting the objective & subjective criteria for blight designation. Ron Demming, 18466 Van Camp Drive, Finance Officer for American Legion Post 373 spoke to being opposed to being a part of this blight designation. Krause asked Ben Sievers, 8326 State to speak as the Current Commander of Legion Post 373 to request this be done as an official part of the record that the Legion did not want to be a part of this designation. Sievers said there had been an E board meeting and it was voted to remove the Legion from this designation. Krause said this needed to be part of the official proceedings tonight, as did the fact that if the Legion wanted to become a part of this process at a later date, the Legion would have to be the ones to pay for the blight

studies. Sievers said he understood this and had voted for this. Klinker asked Haase if appropriate criteria had been met. Haase said it had. Klinker said he wanted it noted that these TIF projects were not just developer driven. Krause asked if the Legion being left out would affect the project. Haase said it would not. Klinker clarified that the Legion would be removed from the blight designation. Groesser closed the Public Hearing. It was moved to approve the blight study, Resolution 2008-3 and to remove the American Legion Post 373 Post property from the blight designation, parcel # 4 as clarified by Haase, seconded by Gillespie. Alberhasky asked if this was what the Legion really wanted done, after hearing the discussion. Krause withdrew his motion, and Gillespie withdrew his second. After discussion, motion was amended by Krause, seconded by Gillespie to approve #2008-3 as submitted with a revision to exclude the Legion portion from this Resolution and to table the Legion Post 373 portion and this portion be voted on at the May 20th Council Meeting, seconded by Gillespie. The vote: all yes, motion carries.

Public Hearing for Consideration of Resolution #2008 – 4 - A RESOLUTION AMENDING THE COMPRHENSIVE DEVELOPMENT PLAN FOR THE CITY OF RALSTON was introduced by Gillespie. Groesser opened the Public Hearing. Amy Haase, RGD spoke on the need for the flexibility for development and a mixed use area. Haase said this provided an amendment to the map to identify the Legion as a civic use area in the map. Preis asked about the traffic concerns, and wanted it on the record as to what the developer promised at the informational meeting held recently about Lakeview Road & Street, its continuity and that the fences would be kept up. It was determined that all of these concerns would come before both Planning & Council. Bill Kenney, 5002 Sunset Drive, had concerns with the traffic pattern on Lakeview & Sunset. Groesser closed the Public Hearing. It was moved for approval of Resolution #2008-4 by Gillespie as amended to designate Legion as a civic use, seconded by Onken. The vote: all yes, motion carries.

Council comments: Gillespie, Alberhasky, Krause, Onken had no comments. Groesser mentioned Lon Bernth won a world wood carving show. Preis asked if the retaining wall on Ralston Ave was close to completion. Freshman said he thought this should be finished and has been in contact.

Public comments: Henry Johnson, 5604 Woodlawn Ave, spoke to concerns of neighborhood issues.

There being nothing further of a general nature to come before the Council, the meeting was adjourned at 7:35 P.M.

Dolores L. Costanzo
City Clerk/Treasurer

Donald A. Groesser
Mayor

Claims: Accurate Testing – Test - \$70.00; Konica Minolta – Copier - \$162.80; Ameripride – Cleaning - \$49.28; Builders Supply – Supplies - \$390.12; BKD – Service - \$ 8,340.00; Better Business Equip – Copier - \$163.21; B Bishop – Reimburse - \$237.77; City of Omaha – Supplies - \$72.06; CJ’S – Supplies - \$208.33; Computer Outlet – Parts - \$210.98; Petty Cash – Costanzo - \$430.13; Cox – Service - \$221.69; Alltel – Phone - \$2,214.50; Century Certified - \$155.00; Daily Record – Legals - \$173.20; Dayspring-Newsletter - \$1,193.96; Eastern Library – Seminar - \$15.00; Egan – Supplies - \$315.30; FOP – Dues - \$249.21; Gale Group – Books - \$1,689.30; Gall’s – Materials - \$566.83; Integrated Solutions – Computer Support - \$304.00; T Jones – Janitorial - \$75.00; M Klinker – Legal - \$1,000.00; Kriha Fluid – Labor - \$64.96; MUD – Utility - \$551.62; MAT – Service - \$581.00; Micro Marketing – Books - \$55.80; Monarch Oil – 50 Gals - \$150.00; NE Dept of Revenue – Tax - \$84,518.07; NE State Historical – Microfilm - \$55.00; Nat’l Assoc of Town Watch – NNO - \$509.23; OPPD – Utilities - \$13,461.27; Omaha Douglas Public Power – Parking - \$7.50; Olsson Associates – Services - \$987.45; M O’Malley – Janitorial - \$399.00; Aquilla – Utility - \$2,612.26; Pitney Works – Postage - \$18.18; Pitney Bowes – Rental - \$352.06; Papillion Sanitation – Trash Service - \$46,214.49; Payless – Supplies - \$385.47; Prairie Life – Reimburse - \$546.14; Qwest – Phone - \$80.76; Ralston Automotive – Service - \$461.55; Sapp Bros – Propane - \$126.60; Sarpy County – Animal Control - \$1,242.87; Morrow & Associates – Services - \$60.00; Trede – Labor/ Materials - \$820.74; US Asphalt – Materials - \$398.48; Visa – Monthly Expense - \$9,867.19; Franmar Chemical – Cleaner - \$237.58; Benefit Plan – Admin - \$430.00; Int’l Code – Books - \$456.00; J Walker – Reimburse - \$87.87; City of Omaha – Sewer - \$15,074.69; Hartford – Insurance - \$1,041.92; Talx – Unemployment - \$66.17; Better Containers – Bags - \$112.29; Biospan Tech – Protectant - \$286.40; Choicepoint – Service - \$150.00; Superior Door – Materials – \$263.26; AFLAC – Reimburse - \$425.30; Intl Assoc for Police – Dues - \$100.00; National School – Decorations - \$81.37; Shell – Fuel - \$1,398.70; Diesel Power Parts - \$37.08; F Canfield – Expense - \$77.72; Metro Grading – Wall - \$2,125.00; Toshiba – Copier - \$299.00; Quill – Supplies - \$98.70; Corporate Express – Supplies - \$220.31; T Kennedy – Consult - \$2,541.40; GE Capital – Copier – \$202.75; ICOP – Radio/ Cable - \$438.74; Windstream – Service - \$306.63; Lions Automotive – Repair – \$180.00; Hy-Vee – Misc - \$3.98; National Safety – Seminar - \$800.00.

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