

The Ralston City Council met in a special session on Tuesday, July 1, 2008 at 7:00 P.M. at Ralston City Hall. Roll was called with the following present: Gillespie, Krause, Preis, Onken, Groesser, & Konwinski. Alberhasky was absent. 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.

Groesser gave the Open Meeting Law Posting Acknowledgement.

The following permits were issued: #7337 to Zachary and Lisa Schrank, 8214 Robin Hill Ave., Wooden Handicap Ramp, \$1,500; #7341 to Kris Riskowski, 5039 S. 80th St., Rear Yard Fence, \$2,900; #7342 to Laura Domina, 8122 Wildwood Dr., New Furnace, \$2,526; #7343 to Carroll Schmelling, 8013 Lakeview St., Replace Heat Pump and Furnace, \$7,376; #7348 to Central Address Systems, 5894 S. 77th St., Interior Office Build out/ Electrical Only, \$2,000; #7390 to Robert Lindsay, 8316 Park Dr., Fence, \$3589; #7392 to Kim Vana, 6810 S. 81st, Replace A/C, \$3,995; #7393 to Robert and Karen Kroeger, 7733 Park Lane, Roof, \$4,000; #7396 to Brad Morehouse, 7752 Maywood St., Repair Electrical Service from Storm Damage, \$300; #7398 to Kim Vana, 6810 S. 81st St., Electrical for A/C, \$102; #7399 to Lorin Swingen, 7852 Seymour St., Electrical for New A/C, \$102; #7400 to Faulk Enterprise, 7900 Harrison St., Above ground Fuel Storage, \$2,500; #7401 to Tracy Hensley (Tenant) and Joe Beardsley, 7744 Maywood St., Pool, \$399

Onken moved to approve the Consent Agenda, seconded by Konwinski. The vote: all yes. Motion passes.

City Engineer, City Treasurer, and Legal Counsel had no reports

Public Hearing for Consideration of KEYFM Lakeview for a Preliminary Plat at 72nd and Q was opened by Groesser. John Mountjoy, 209 S. 19th St., spoke to the preliminary plat, zoning changes, and multifamily unit that could be going in the lots. Jeff Elliot with E & A Consulting spoke to the concerns in regards drainage and a different access route to the trail (south side of "Q"), plus the mitigation of jurisdictional waterways, acre for acre, 2.4 acres, with 50 foot buffers in the mitigation and detention area. Elliott said this would all have to go through Site Plan Review. Mountjoy explained the structure being discussed as a 24 unit multifamily building with underground parking which would have access via Lakeview St. Gillespie & Krause asked if this would open up Lakeview Street. Onken & Krause questioned why the traffic study and new maps were not in the packets. Mountjoy said it would. Mountjoy spoke to the traffic study that had been done on this property & estimated construction to start in 2009. Tim O'Reilly, Ralston, expressed concerns with more apartments being built. Konwinski asked about the original plan with townhouses, or condos for purchase. Mountjoy said this was not in the new plan. City Attorney Klinker said that O'Reilly's opposition would be noted in the

record. Robert Schab, 7712 Drexel St., spoke on the concerns he had with the road by Oak Hills Pool & if this would be one way. Gillespie asked if the road in front of the pool, east, was a city street. Klinker said it was public. Questions were raised on Country Club Circle as private or public. Jennifer Taylor, 8712 Dodge St., attorney for the Lakeview Village Apt. owner Jo Wallenberg, spoke to the need for access for emergency vehicles in this area and wanted Council to consider this before they made a decision. Klinker said these street issues would need to be resolved before final approval is given. Steve Forbes, 16 Country Club, had concerns on the road issues and access. Mark Riggle, 42 Country Club, spoke concerns with this development on Lakeview and what would or could be going in this location, traffic issues, and lawn maintenance on the hill. Dee McCracken, 5033 Sunset Dr., opposed Lakeview St. going through, especially with the proximity of the schools, and is against apartments being built. Tim Pierce, 53 Country Club, asked why this could not have parks and a green belt area with all the historic property on Lakeview.

Ron Demming, 18466 Van Camp Dr., Finance Officer for the American Legion, had questions on what would happen in the future with this development as it pertained to the Legion. Demming asked if there was anything that guaranteed they would have control over this and if this would always be considered a legal lot. Klinker asked City Engineer Woracek if there were any issues still remaining from the cover letter/memo. Woracek said questions raised tonight were discussed in the memo. Woracek said one issue would be the 72nd St traffic, which would continue to be discussed. Krause reminded Council they were deciding on a preliminary plat and nothing else. Klinker asked if Mountjoy has an agreement with the Legion that the parking lot would remain as long as Legion was there. Mountjoy said there was a basic maintenance agreement combined in a use agreement, when the clubhouse was in place. Mountjoy said there would need to be a new agreement set at a later date. Groesser closed the public hearing. It was moved by Krause for approval of the preliminary plat of KEYFM Lakeview at 72nd & 'Q", seconded by Onken. The vote: all yes, motion carries.

Public hearing for consideration of KEYFM Lakeview for Rezoning to GC and R4 at 72nd and Q St. was opened by Groesser. Klinker said any rezoning comments should be made now. Krause asked that the motion contain something to guarantee essential services to this area. Klinker said this would be addressed at the Site Plan Review stage. Mark Rigel, 42 Country Club, had many questions on the dedicated street and the zoning codes pertaining to this area. Rigel said he had concerns with commercial business so close to residential. Jennifer Taylor, 8712 Dodge, questioned if essential services could be provided on this issue of the dedicated street. Steve Forbes, 16 Country Club, said he totally opposed this rezoning and submitted a letter to the record for this opposition. Mountjoy asked if he could rebut the statements in the letter Forbes submitted. Onken asked if the Planning Commission passed as GC, and was there any procedural problem with passing this as both GC & R4. Klinker said the Planning recommended GC zoning, but it is appropriate for Council, with the Public Hearing, to reject, approve or modify the recommendation. Groesser closed the Public hearing. Krause moved for approval of the rezoning of KEYFM Lakeview to GC and R4 at 72nd and "Q" St., seconded by Gillespie. Onken asked to clarify what the zoning would be for

each lot. Mountjoy said Lot 6 as R4, & 1-5 as GC. Krause moved for approval of the rezoning to include lot 6 as R4, lots 1-5 as GC. Motion was then amended by Onken to exempt Lot 1 and not be rezoned until access issues were determined on this parcel, seconded by Gillespie. The vote: all vote yes, motion amended. It was then moved by Konwinski, seconded by Gillespie, to approve motion as amended. The vote: Konwinski votes no. Gillespie, Krause, Onken, and Preis vote yes, motion carries.

Council Comments – Konwinski, Gillespie, Alberhasky, & Onken, had no comments. Krause mentioned the pit bull problem occurring in Omaha & asked for research on this subject. Groesser thanked the departments for their hard work during the storm, & invited all to the Independence Day activities .Groesser reminded all of the budget work session July 15 @ 5:00 pm. Preis commented on the phone lines from the RVFD, after hours.

Public Comments – Kim Luick, Papillion Sanitation, spoke to the gas surcharge being considered. Because of the late hour, Onken thought it best to put this item on the next agenda.

It was moved by Gillespie, seconded by Krause, to go into Executive Session for the Protection of the Public Interest for the discussion of strategy regarding purchase/sale of real estate. The vote: all yes, move into Executive Session at 9:27 P.M. It was moved by Krause, seconded by Konwinski to adjourn from Executive Session at 9:35 P.M. The vote: all yes, motion carries. Groesser stated they are reconvened in open session. He confirmed that no subject matter other than the purchase/sale of real estate was discussed. Groesser stated no formal vote, informal vote, straw vote, or poll was taken during the closed session.

There being nothing further of a general nature to come before the Council, the meeting was adjourned at 9:43 P.M.

Dolores Costanzo
City Clerk/Treasurer

Donald A. Groesser
Mayor

Claims: Konica Minolta- Copier- \$182.28; Alamar- Uniforms- \$29.49; ING- Reimburse- \$1,51.92; Asphalt & Concrete Materials- Hot Mix- 23.02; CJ's- Supplies- \$116.71; Petty Cash- Costanzo- \$160.53; Cox- Communications- \$216.74; Century Certified- Pest

Control- \$155.00; Donis- Uniforms- \$286.00; Great Western Bank- Pension- \$13,694.30; FOP- Dues- \$166.14; HunteL- Service- \$531.50; Integrated Solutions- Service- \$5,392.00; T Jones- Janitorial- \$50.00; Jack's Uniforms- Vest- \$524.34; M. Klinker- Retainer- \$1,000.00; MUD- Utility- \$1,378.90; Midlands Lighting- Fuses- \$29.70; Mobile Communications- Service- \$127.00; Medical Enterprises- Screening- \$140.00; R. Murtaugh- Reimburse- \$795.00; Nebraska Law Enforcement- Training- \$170.00; Nebraska-Iowa Fasteners- Fasteners- \$0.59; Oxmoor House- Subscription- \$33.91; Olsson Associates- Service- \$484.37; Oriental Trading- Supplies- \$26.90; M. O'Malley- Janitorial- \$399.00; Aquila- Utility- \$285.88; Peerless- Wipers- \$90.00; Pitney Bowes- Charges- \$129.00; Papillion Sanitation- May Trash- \$23,770.25; Payless- Supplies- \$68.00; Qwest- Phone- \$1,860.67; Ralston Automotive- Parts- \$107.87; Petty Cash- White- \$70.26; UHC- Insurance- \$25,068.18; Sarpy County- Animal Control- \$1,242.87; Michael Todd- Parts- \$399.56; Trede Electric- Service- \$1,007.00; Unique Books- Books- \$318.49; Ultramax- Ammo- \$288.00; US Ashpalt- Materials- \$419.81; Visa- Monthly Charges- \$5,177.74; FEH Billing- Alarm Fees- \$155.75; Sign It- Banners- \$207.80; R. McCarthy- Reimbursement- \$30.00; Davidson Titles- Book- \$12.79; ChoicePoint- Services- \$150.00; Aflac- Reimburse- \$425.30; Industrial Sales- Nozzles- \$284.16; Fort Dearborn Life- Insurance- \$86.00; Nebraska Iowa Supply- Fuel- \$1,664.55; Shell- Fuel- \$2,646.59; F. Canfield- Reimburse- \$52.49; Lesco Prox- Materials- \$376.25; R. Onken- Reimburse- \$42.93; Corporate Express- Supplies- \$109.87; Henry Doorly Zoo- Program- \$50.00; GE Capitol- Copier- \$202.75; G. Hakenkemp- Repair- \$100.00; Windstream- Service- \$60.74; Hy Vee- Supplies- \$35.56; J. Sadowski- Teen Book- \$20.00; 4Imprint- Promo- \$235.04; Douglas Sarpy 4H- Program- \$25.00.

Publish once