

The Ralston City Council met in a regular session on Tuesday, December 2, 2008 at 7:00 P.M at Ralston City Hall. Roll was called with the following present: Konwinski, Krause, Preis, Alberhasky, Onken, & Groesser. Absent: Gillespie. 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: #7484 to Messiah Lutheran Church, 5015 S 80<sup>th</sup>, Install Ansul Fire Suppression in Kitchen Hood System, \$1,329.; #7489 to H. Keith Kettlehutt, 7701 Main St., North Window Rebuild, \$900.; #7490 to Centris Federal Credit Union, 7593 Main St., ATM-Electrical, \$6,753.; #7491 to Abraham Catering, 5520 Miller Ave, Install 1 Rooftop Unit, \$9,500.; #7492 to Paul Quandahl, 5301 S 79<sup>th</sup>, Replacement Window, Trim, & Fascia, \$4,538.; #7493 to Donald Groesser, 5140 S 82<sup>nd</sup>, \$5,000.; #7494 to William Skinner, 7511 Maywood. Rebuild West Foundation Wall, \$4,000.; #7495 to Art Dall, 7716 Highland, Rewire Furnace & A/C HP w/ Disconnect, \$220.; #7496 to Jennifer Lawton, 7733 State, New 150 Amp Service w/ 8 Can Lights, \$1,824.

Groesser gave the acknowledgement of Open Meeting Laws posting.

It was moved by Alberhasky to approve the Consent Agenda, seconded by Konwinski. All voted yes, motion carried.

There were no Department Head Reports.

City Attorney Klinker swore in reelected Council members Konwinski, Preis, & Mayor Groesser.

Alberhasky made a nomination for appointment of Krause as Council President. Preis nominated Onken for Council President. The vote: Krause three, Onken two. Krause is reelected to Council President for 2009.

Groesser read Proclamation for Employee Learning Week.

Consideration for Special Designated License for the Ralston Community Foundation Fund moved for approval by Krause, seconded by Onken. Library Director Canfield said this was the same co-sponsored event held the past three years with the Cultural Arts Task Force. It was moved for approval by Krause, seconded by Onken. The vote: all yes, motion carries.

Consideration of Redevelopment Agreement for KEYFM Lakeview LLC was spoken to by Dan Walsh, representing KEYFM. Walsh said this was the final step of the TIF process, the blight was approved by the CRA on November 10<sup>th</sup>. Walsh referred to page two, which showed the American Legion is excluded from this TIF. Walsh confirmed that Lot 1 GT3 Replat 1 was the property in question. Klinker said due to changes in TIF laws, this was coming right to Council for review, and to authorize the Mayor to sign without being done as an ordinance. Walsh introduced John Mountjoy, 209 S 19<sup>th</sup> St. Mountjoy said that "P" St. is part of the overall development to connect to 73<sup>rd</sup> St. within five years. Onken asked if the northwest end would be developed first. Mountjoy said it would be. Alberhasky asked about getting a retail store in this area. Mountjoy stated this plot was designed for retail use, but could not predict the economy. Konwinski asked about keeping this area maintained. Mountjoy said they were doing some, but not on a weekly basis. Krause stated he would not support any more apartment buildings on this site, because the city needs retail business. Alberhasky concurred. Mountjoy said that is his priority too. Krause stated we needed retail for a revenue source for the City. It was moved by Onken, seconded by Konwinski for approval of Redevelopment Agreement for KEYFM. The vote: all yes, motion carries. Klinker said the final plat & subdivision agreement would be on the December 16<sup>th</sup> City Council agenda.

1<sup>st</sup> Reading & Public Hearing on Ordinance #1141 – AN ORDINANCE AMENDING SECTION 101 OF CHAPTER 2 OF THE RALSTON MUNICIPAL CODE DEALING WITH THE LIBRARY BOARD; TO REPEAL PROVISIONS IN CONFLICT THEREWITH, AND TO PROVIDE AN EFFECTIVE DATE was introduced by Konwinski. Groesser opened the Public Hearing & said no one ran for election. Groesser said this Board was primarily made up of appointed officials anyway. Groesser closed the public hearing. It was moved for approval by Krause, seconded by Alberhasky. The vote: all yes, motion carries.

Council Comments: Konwinski, Onken, Preis, & Alberhasky had no comments. Groesser wished Mrs. Fuller a Happy Birthday from the City & staff.

Public Comments: None

There being nothing further of a general nature to come before the Council; the meeting was adjourned at 7:37 P.M.

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Dolores L. Costanzo  
City Clerk/Treasurer

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Donald A. Groesser  
Mayor

Claims: Ameripride – Cleaning - \$53.62; Better Business – Copier – \$107.69; Book Page – Book - \$236.00; Capstone – Books - \$206.19; CJ's- Supplies- \$108.74- Petty Cash - Costanzo- \$189.00; Cox- Service- \$126.96; Century Certified - Pest Control- \$65.00; FOP- Dues- \$184.60; Fireguard- Work- \$205.00; D. Groesser- Reimburse- \$2,518.46; T. Jones- Janitorial- \$50.00; M. Klinker- Retainer- \$1,000.00; Lerner Publications- Training- \$91.03; MUD- Utilities- \$747.56; MAT- Contract- \$488.00; Micromarketing- Books- \$62.30; R. Murtaugh- Reimburse- \$107.94; NAPA- Filter- \$7.52; Omaha Douglas Building Commission- Parking- \$450.00; M. O'Malley- Janitorial- \$199.50; Pitney Bowes- Service- \$367.00; Payless Supply- Supplies- \$137.63; Qwest- Service- \$26.80; RVFD- Repair- \$6,905.00; Recorded Books- Books- \$396.00; Rourke Publishing- Books- \$31.14; UHC- Insurance- \$29,456.43; Schemmer- Services- \$4,936.25; Streichers- Ammo- \$135.99; Sarpy County- Animal Control- \$1,297.53; Trede Electric- Service- \$128.20; Visa- Expense - \$154.12; Hartford Life- Insurance- \$116.01; Law Enforcement Targets- Targets- \$97.63; Choice Point- Services- \$150.00; Midwest Service - Kit- \$168.00; Voss Lighting - Bulbs- \$31.88; Industrial Sales- Maintenance- \$262.60; Fort Dearborn Life- Insurance- \$86.00; Nebraska Iowa Supply- Fuel- \$1,202.45; Nebraska State Library- Publications- \$57.00; Shell- Fuel- \$1,423.65; Don & Ron's Carstar- Repair- \$602.50; F. Canfield- Conference- \$123.64; Omaha Compound- Maintenance- \$185.35; Echo- Bulbs- \$200.00; R. Onken- Reimburse- \$86.00; Mint Marketing- Forms- \$912.70; GE Capital- Copier- \$202.75; Windstream- Service- \$58.50; Hy Vee- Expense- \$28.57; Nebraska Salt- Salt- \$1,358.00; Marsden- Janitorial- \$425.00; J & Q Office- Copier- \$142.50; US Express- Copier- \$194.50; Santa's Woods- Tree- \$48.00; Zaiss & Company- Promo- \$3,850.00; Brownell's- Ammo- \$62.46; Sleuth- Support- \$892.50; Nebraska Arborists- Renewal- \$140.00; Haney Shoes- Boots- \$165.95

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