

The Ralston City Council met in a regular session on Tuesday, December 16, 2008, at 7:00 P. M. at Ralston City Hall. Roll was called with the following present: Konwinski, Gillespie, Alberhasky, Onken, Krause, Preis & Groesser. 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 Laws Acknowledgement Posting.

Konwinski moved for approval of the consent agenda, seconded by Alberhasky. The vote: Gillespie abstains, remainder of Council votes yes, motion carries.

City Engineer and Legal had no reports. City Treasurer gave a lottery report.

City Attorney Klinker swore in re-elected Councilman Mike Gillespie.

Consideration of Achievement Award Incentive for RVFD was spoken to by Chief Ienn. Ienn said he was working on a plan to somehow reimburse volunteers for their response expenses to the fire calls. Ienn introduced Chase Carson as the rescue captain, who explained this incentive program as based on the percentage of calls per quarter by fiscal year. Krause asked what would happen if the amount of reimbursement went over the budgeted amount. Ienn said this would be looked at on a yearly budget basis. Krause said he wanted it understood that the budget could not increase if the reimbursement runs out. Ienn said this would be addressed. It was moved for approval by Onken, seconded by Alberhasky. The vote: all yes, motion carries.

Consideration of 2nd reading 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 Onken. Groesser opened the Public Hearing. Groesser closed the Public Hearing. It was moved for approval on 2nd reading of Ordinance #1141 by Onken, seconded by Preis. The vote: all yes, motion carries.

Groesser opened the Public Hearing for consideration of final plat of KEYFM Lakeview LLC. Jeff Elliot from E & A Consulting, representing KEYFM, identified himself and introduced Jessica Cooper from CFM. Elliot explained that this plat had been previously approved of approximately 53 acres, at 72nd & "Q". Elliott said lot 5 was zoned residential & lot 6 had been zoned as GC. Elliot confirmed that this conforms to the preliminary plat and said the subdivision agreements had 4 items to be cleaned up, mostly in regards to the subdivision agreements, one being to plat

the right-of-way, P Street. Onken asked about the addition of P Street. Elliot said that this was added for access to this area and said it was determined that this was a public dedicated right-of-way through the Legion. Elliot said this would connect Q Street to 73rd Ave., but in discussion with city staff with the connection and this would be moved subject to working out these details. Freshman had asked for a straight approach from 73rd Ave. Cir. Konwinski asked if this was a dedicated street behind the apartments and would it be paved. Elliot said it would remain as it is. Konwinski wondered what would happen next on the fence issues, in particular, Lot # & Lot 2. Elliot said at present there was no user plan for Lot 2 and they were concerning themselves with the site plan for Lot 1. Elliott said the fence would stay in place at present. Alberhasky asked what the intent was on the other unplatted lots. Elliot stated that Lots 3 and 4 were still slated as retail development, but nothing was planned yet and that there were approximately 19 acres in these two lots. Matt Sutton with Schemer & Associates stated there was a right-of-way behind the apartments with fire access as per Ron Woracek. Onken asked if this final plat had been reviewed by the fire department and if not when they would review this. Elliot said these safety/fire issues were done by MUD & apartments were reviewed by the building official, and the building would be designed with appropriate hydrants. Konwinski asked about access to the far section of this property. Elliot stated that this access would come through the private streets by the apartments and on Lakeview Street. Elliott said this would be back to the planning board for review and that this was also part of the subdivision agreement. Dr. Mark Adler with Ralston Public Schools asked about the traffic study that had been done on Lakeview, to show the impact on the Middle School and Seymour School and who would monitor the increase in traffic. Sutton said the only public street would be 73rd Circle, not Lakeview Street, but there will be a private connection through to Lakeview Street. Sutton said this should not generate much traffic and this was shown in the traffic study. Preis asked if this was all legitimate, as at the original informational meeting there was no connection at all through Lakeview Street, but around the Runza Restaurant. Elliot said they could not make this work with the land and for safety reasons wanted two ways in and out of the development. Preis said there would be residents concerned because of the deviation from the original meeting. City Attorney Klinker said the plans had changed and this has been & will continue to be publicized during any upcoming site plan review. Preis said that this issue still will be questioned and wanted it on the record what was stated at the original meeting. Konwinski declared that Lakeview Street was crowded now and impossible to get across and had concerns for more traffic on this road. Krause thought the routing of the private streets could discourage traffic, but asked about adding a roundabout. Alberhasky asked how many apartment units were being involved in this building and what the tax payer impact in regards to the school district would be. Elliot answered that there were 252 units and they would be modeled after the Ontario Apartments in the 72nd and Grover area. Elliot referred the school question to Adler. Adler stated he does not see a big influx of kids. Adler said Seymour and Wildewood, and possibly the Middle

School would be the schools affected. Adler stated he just wants assurance of traffic control for congestion. Alberhasky asked Chief White if the apartments in the Ralston area had a higher incident of calls. White said depending upon the apartment complex, the answer would be yes, but does not see this particular apartment site as being a problem area. White also said that since this is a private street, speed bumps could be put on. Freshman said that since this was private property, there would be no city maintenance on these private streets. Public Hearing closed. It was moved for approval of final plat of KEYFM LLC by Krause, seconded by Onken. Krause reiterated that this apartment area needs to be developed, but he wants to have the other area developed to support retail. Onken believed that Lakeview Street was still a hot topic and did see the need for another way in and out of this property. Gillespie agreed with Onken in regards to the safety issues and traffic congestion. The vote: all yes, motion carries.

Groesser opened the public hearing for consideration for the subdivision of KEYFM Lakeview LLC. Elliot, E & A Consulting spoke to the issue. Elliot said there were three issues that needed to be cleaned up in the subdivision agreement. Onken asked what these issues were. Elliot said issue #1, was in regards to the trail system. Elliott said they were committed to the trail and easement to the levy, but there would be no actual trail construction, Exhibit "E". #2, connection of public improvement Q Street 73rd St. to 72nd St. This would be improved by adding lanes, such as an exclusive left and right turn lane on 73rd St. stacking with left turn lane, & asked to create a short stack bay and referred to exhibit B for explanation. Alberhasky asked how this widening would be done. Elliot explained this would go through the right-of-way south side, cut the curb, add two lanes, move the sidewalk & the other issue was to improve the trail and sewer infrastructure. Sutton stated these 3 items were minor, & that he would review all this as it came forward. D. McCracken, 5033 Sunset Dr., had concerns about the impact of this development on the area. Freshman said the subdivision agreement gave the Public Works Director & City Engineer final approval process on the public improvements. Alberhasky asked about the mitigation area. Elliott said this would be a water pool, and a grassy area, with 50 foot buffer, as approved by the Army Corp of Engineers. Groesser closed the Public Hearing. Approval of subdivision agreement of KEYFM Lakeview LLC was moved for approval by Onken, seconded by Gillespie. The vote: all yes, motion carries.

Council comments: Council & Mayor wished all a happy holiday season. Council & Mayor thanked all Department heads for there hard work throughout the past year.

Public comments: None

There being nothing further of a general nature to come before the Council, the meeting was adjourned at 8:10 P.M.

Dolores L. Costanzo
City Clerk/Treasurer

Donald A. Groesser
Mayor

Claims : Action Batteries –Battery - \$10.32; Ameripride – Cleaning – \$53.62; Ameritas – Dental - \$1,316.72; BKD –Service – \$18,500.00; Better Business – Copier - \$158.73; CJS – Supplies - \$192.65; Computer Outlet – Parts - \$192.65; Petty Cash – Costanzo - \$116.78; Cox – Service – \$184.28; Copycat – Ticket Books - \$300.76; Alltel – Service - \$1,219.18; Century Certified – Pest Control - \$29.00; Demco – Supplies - \$103.83; Fireguard – Inspections - \$819.50; Pruitt -Parts - \$487.47; Gale – Books - \$244.30; Grainger – Switch - \$36.30; Great Plains 1 Call – Locates - \$148.57; Ingram – Books - \$1,242.16; Integrated Solutions – Service - \$3,115.00; T Jones – Cleaning – \$50.00; Lincoln Star – Renewal - \$247.20; Midlands Lighting – Supplies - \$164.52; Marshall Cavendish – Books - \$34.86; Micro Marketing – CD - \$20.20; Milliman – Report - \$2,200.00; Nebraska Arboretum – Dues - \$100.00; NAPA – Parts - \$510.41; NE –IA Industrial – Fasteners - \$4.12; New Vision – Cleaning - \$505.00; OPPD – Utility - \$12,795.88; M O'Malley – Janitorial - \$598.50; Suburban Times – Legals- \$422.89; Papillion Sanitation – Garbage - \$23,652.75; Qwest – Phone - \$1,778.64; Ralston Insurance – Renewal - \$36,894.00; Ralston Automotive – Service - \$600.40; TSC -Misc Supplies - \$532.57; Unique Books – Books - \$2,400.47; US Asphalt – Material - \$97.39; Visa – Monthly Expense - \$3,726.80; FEH – Billing - \$214.00; Public Library Specialists – Books - \$61.56; AFLAC – Reimburse - \$652.74; Random House – CD's- \$408.00; Ne – IA Supply – Fuel - \$749.50; NE State Library – Publications - \$57.00; Processworks – Fees - \$50.00; Quality Tires – Tires - \$662.60; Steamatic – Cleaning - \$515.00; Toshiba – Copier - \$299.00; Corporate Express – Supplies - \$86.76; D Groesser – Cards - \$245.00; G Havenkamp – Labor - \$145.00; Service Master – Janitorial - \$340.00; Windstream – Service - \$16.30; Marsden – Cleaning - \$425.00; Sleuth – Equipment \$3,012.00; Houchen – Books - \$712.85; JF Ahern – Parts - \$150.00; Weigl – Books - \$13.90

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