

Ralston City Council Meeting
Tuesday, April 16, 2024

The Ralston City Council met in regular session on Tuesday, April 16, 2024 at 5:30 PM at Ralston City Hall. The Pledge of Allegiance was recited. Roll was called with the following present: Mayor Groesser, Council members Brousek, Kjar, Preis, Kavanaugh, Krause and Fideline. Absent: None.

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 Daily Record. Claims listed are approved and part of these minutes.

Mayor Groesser gave the invocation. Mayor Groesser welcomed the press and guests. Kavanaugh said the meeting is subject to the Nebraska Open Meetings Act. A copy of the Act is posted at the rear of the Council Chambers and is available to view on the City's website at www.cityofralston.com.

The City Council reviewed the following items under the consent agenda.

1. Approval of City Council Minutes from April 2nd Council Meeting.
2. Approval of Claims
3. Financial Statements – March 31, 2024
4. Department Head and/or Commission Reports

Kavanaugh moved and Kjar seconded to approve the Consent Agenda. On a roll call vote, the following votes were recorded on the electronic voting board. Aye: Brousek, Kjar, Preis, Kavanaugh, Krause and Fideline. Nay: None. Absent: None. Motion carried.

Dittmer reported that the parks and ballfields are now open. The team continues working on pot holes. Dittmer noted that the MS4 report has been submitted. Kavanaugh noted that there is currently a bump on Park Drive and asked if this is going to be leveled out during Phase A of the construction. Dittmer responded yes.

Bohling directed council to the annual report that was sent along with the audit. Bohling pointed out that Exhibit A has the valuations. The ratio to direct debt is including the taxable valuations. The current taxable valuation is 4.52 %. Bohling explained that this is one of the indicators S & P (Standard and Poor's) looks for to ensure we are controlling our debt. Bohling pointed council to the next page which shows the majority of outstanding debt for the arena. Also included is a summary of tax valuations going back to 2014. Also included is a summary of levies and sales tax over the years. Bohling stated that he expects these to rise as Hillcrest develops. Keno receipts are also included in the report.

Leonardo reported four code enforcement cases in March which included six violations. Leonardo noted three have complied with one outstanding.

Peña reported that the AARP finished up the tax season, assisting eight hundred sixty individuals with their taxes.

Schulz reported the Omaha Lancers held their last season game. Schulz thanked Dittmer and the public works team for their assistance removing the ice from the arena. Krause asked if the arena is working with the casino to partner with events. Schulz responded yes.

Roeder reported April 27th is spring cleanup day. Roeder noted work is being done to finalize Tunes series and Independence Day planning is in the works.

Kavanaugh introduced Ordinance No. 1328. Kelly Ryan read Ordinance No. 1328 by title only: **AN ORDINANCE REVISING SECTION 1-1501 OF THE RALSTON MUNICIPAL CODE TITLED "PURCHASES; HOW MADE" TO INCREASE THE LIMIT FOR BIDDING REQUIREMENTS; TO REPEAL PROVISIONS IN CONFLICT THEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND TO AUTHORIZE THAT SAID ORDINANCE BE PUBLISHED IN PAMPHLET FORM.**

Mayor Groesser opened the public hearing and second reading of Ordinance No. 1328 at 5:38 PM.

Hoppe explained that the first three action items on tonight's agenda are bid changes. Hoppe stated we are trying to make the bidding process easier for both businesses and staff.

There being no further discussion, Mayor Groesser closed the Public Hearing and second reading of Ordinance No. 1328 at 5:46 PM

Krause moved and Brousek seconded to waive third reading of Ordinance No. 1328. On a roll call vote, the following votes were recorded on the electronic voting board. Aye: Brousek, Kjar, Preis, Kavanaugh, Krause and Fidelity. Nay: None. Absent: None. Motion carried.

Krause moved and Kjar seconded to approve Ordinance 1328 on second reading. On a roll call vote, the following votes were recorded on the electronic voting board. Aye: Brousek, Kjar, Preis, Kavanaugh, Krause and Fidelity. Nay: None. Absent: None. Motion carried.

Kavanaugh introduced Ordinance 1329. Kelly Ryan read Ordinance No. 1329 by title only: **AN ORDINANCE REVISING SECTION 1-1025 OF THE RALSTON MUNICIPAL CODE TITLED "FISCAL MANAGEMENT; CONTRACT ADVERTISING" TO REQUIRE CITY COUNCIL APPROVAL OF CONTRACTS OVER \$30,000; TO REPEAL PROVISIONS IN CONFLICT THEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND TO AUTHORIZE THAT SAID ORDINANCE BE PUBLISHED IN PAMPHLET FORM.**

Mayor Groesser opened the public hearing and first reading of Ordinance No. 1329 at 5:49 PM.

Mayor Groesser opened consideration of the Ralston Ballfields Use Agreement between the City of Ralston, Nebraska and Mercy High School.

Hoppe noted that we have had challenges in the past with maintenance and upkeep of the ballfields at Ralston park. Hoppe stated that we are trying to get a system in place that provides more consistency in repair and replacement and to make sure we are following best practices on the field. The goal is to work with our partner organizations to prevent these things from happening, adopt best practices and have a plan in place so we can fix these fields when they need to be done. This is also a reaction to the fact that Ralston High School has built their own baseball fields. The city is now putting a lot more care into the mowing and upkeep of the fields that the school district is no longer doing. Hoppe stated that there are four organizations that are going to sign or already have signed contracts to use the fields. They are Omaha Concordia, Omaha Mercy, RABA and the Girls Softball Association.

Preis asked if the in-fields are getting watered. Dittmer responded yes. Noting that there are water sprinklers in the in-fields.

Krause moved and Kjar seconded to approve the Ralston Ballfields Use Agreement between the City of Ralston, Nebraska and Mercy High School. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Brousek, Kjar, Preis, Kavanaugh, Krause and Fidelity. Nay: None. Absent: None. Motion carried.

Mayor Groesser opened consideration of the Ralston Ballfields Use Agreement between the City of Ralston, Nebraska and the Ralston Area Baseball Association.

Kjar moved and Krause seconded to approve the Ralston Ballfields Use Agreement between the City of Ralston, Nebraska and the Ralston Area Baseball Association. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Brousek, Kjar, Preis, Kavanaugh, Krause and Fidelity. Nay: None. Absent: None. Motion carried.

Mayor Groesser opened consideration of a lease for John Deere equipment for Public Works Department.

Dittmer stated that this equipment is slightly bigger than our current Skid Steer. The loading capacity, turning radius and height reach is much better. Dittmer noted that our current loader is twenty two years old. Dittmer explained that as the downtown area grows we need a more efficient way to remove the snow. Dittmer stated that he will likely bring to council a proposal requesting a snow blower to add to the front so we can get in and load all the snow.

Bohling went through the lease to explain where the money is coming from in the budget.

There being no further discussion, Groesser called for the vote. Brousek moved and Kavanaugh seconded approval of the lease of John Deere equipment for the Public Works Department. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Brousek, Kjar, Preis, Kavanaugh, Krause and Fidelity. Nay: None. Absent: None. Motion carried.

Mayor Groesser opened consideration of the Burlington Extension Task Order No. 220896.01 JEO.

Hoppe gave a reminder that we are trying to get Burlington through to 77th Street as part of the effort for the Hinge redevelopment. We want to divert some truck traffic and increase visibility and accessibility to the southern end of the project. In order to do this, we need some funding and engineering. Hoppe noted that we do have the funding. The Federal government authorized two million dollars of the cost through a community grant. The Housing and Urban development department has a lot of rules before they will release that money. Hoppe explained that some of the engineering things in this task order, particularly environmental analysis have to be completed before we can access these dollars. We placed the task orders together in an effort to be more efficient.

Matt Selinger, the city's engineer, stated that phase one is complete. Phase one consisted of a survey and traffic study. In Phase two we are working on a preliminary design which is about thirty percent design of the road which is what we need to do to get through this environmental portion. Kjar asked what is involved with the environmental study. Selinger responded that there is a define process we go through. This will be an environmental assessment to study the area and identify any problem areas, if any. The purpose of this study is to get the environmental clearance so we can move forward with the project. Kjar asked if there is any concern about soil contamination. Selinger responded that so far they have not seen an issue with soil contamination.

There being no further discussion, Groesser called for the vote. Kavanaugh moved and Brousek seconded approval of the Burlington Extension Task Order No. 220896.01 JEO. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Brousek, Kjar, Preis, Kavanaugh, Krause and Fideline. Nay: None. Absent: None. Motion carried.

Public Comment: George Sevick, 8001 Main Street, expressed his concern with the mini pig living at 7756 Main Street. Sevick stated that he believes there are code violations at the home - the yard is a mess and he believes the mini pig is above the weight allowed by Ordinance. Sevick also expressed concern about charging two local organizations to utilize the ballfields.

Council Comment: Krause discussed the care of the ballfields over time. Preis discussed the new equipment in Public Works and the possibility of putting some funds towards updating cars in the police department. Groesser expressed his appreciation to city staff for their good work and stepping up when needed. Groesser said we have a great city and it is enjoyable to work here.

There being no further business to come before the Council, the meeting adjourned at 6:15 PM.

The next meeting is Tuesday, May 7, 2024 at 5:30 PM.

Maura Kelly Ryan
City Clerk

Donald A. Groesser
Mayor

Claims – April 16, 2024: AGRIVISION EQUIPMENT GROUP, SUPPLIES, \$269.07, BMI JANITORIAL GROUP, CLEANING, \$1,565.00, CASELLE, INC., SOFTWARE, \$903.00, CAVANAUGH MACDONALD CONSULTING, PROFESSIONAL FEES, \$300.00, CENTURY CERTIFIED SERVICES, PEST CONTROL, \$75.00, CITY OF RALSTON LOTTERY JACKPOT FUND, \$3,389.33, COX BUSINESS SERVICES, TELEPHONE, \$1,219.62, Donald Ficenec, LEGAL SERVICES, \$5,000.00, EAKES OFFICE SOLUTIONS, SUPPLIES, \$32.78, EMBRIS GROUP LLC, PROFESSIONAL FEES, \$3,575.00, Emily Rose, REIMBURSEMENT, \$15.83, EXPERIAN, FEES, \$27.96, FIRESPRING, SUPPLIES, \$86.37, GARAGE DOOR SERVICES INC, REPAIRS, \$4,485.00, GEOTAB USA, INC, SERVICE, \$153.87, GREAT PLAINS UNIFORMS, LLC, UNIFORMS, \$40.00, GROESSER, DONALD, TRAVEL REIMBURSEMENT, \$5,801.74, HDR ARCHITECTURE, INC., FEES, \$19,850.00, HOUGHTON BRADFORD WHITTED PC, LLO, LOBBYING, \$1,700.00, Hughes Tree Service, TREE REMOVAL, \$9,000.00, HUSCH BLACKWELL LLP, LOBBYING, \$2,000.00, Integrated MSP, IT SERVICES, \$6,083.95, JEO CONSULTING GROUP, INC, FEES, \$16,982.75, JOHN DEERE FINANCIAL, LEASE COSTS, \$484.38, JOHNSON HARDWARE CO, SUPPLIES, \$245.00, LAVISTA, CITY OF, REIMBURSEMENT, \$1,415.44, LEAGUE OF NE MUNICIPALITIES, FEES, \$60.00, MAUSBACH GROUNDS MAINTENANCE, GROUNDS FEES, \$2,396.00, MENARDS – RALSTON, SUPPLIES, \$492.53, MUD-UTILITIES, FEES, \$1.26, NEBRASKA DEPARTMENT OF REVENUE, FEE, \$100.00, NEBRASKA IOWA SUPPLY CO., INC., FUEL, \$863.28, ONE CALL CONCEPTS, INC., MONTHLY FEE, \$85.02, Papillion Sanitation Waste Connections, TRASH, \$329.88, QUILL CORPORATION, OFFICE SUPPLIES, \$69.97, RALSTON ARENA, MONTHLY FUNDING, \$80,000.00, RALSTON AUTOMOTIVE, REPAIRS, \$32.50, ROBERTSON PROPERTIES,LLC, RENT, \$682.00, SOUTHEAST AREA CLERKS ASSOC., FEE, \$10.00, THE DAILY RECORD, LEGAL ADS, \$247.91, Tradell Berry, FEE, \$100.00, TREDE ELECTRIC & LIGHTING, INC, ELECTRICAL WORK, \$13,382.94, UNIQUE, FEE, \$29.55, VERIZON WIRELESS, CELL PHONE, \$1,998.21