

Ralston City Council Regular Meeting
Tuesday, February 19, 2019

The Ralston City Council met in regular session on Tuesday, February 19, 2019 at 5:30 PM at Ralston City Hall. The Pledge of Allegiance was recited. Roll was called with the following present: Mayor Groesser and Council members Fidelity, Kavanaugh, Krause, Sanchez, and Preis. Council member Konwinski was absent. 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 Ralston Recorder. Claims listed are approved and part of these minutes.

Council President Krause gave the invocation. Mayor Groesser welcomed the press and guests. Groesser said the meeting is subject to the Nebraska Open Meetings Act and a copy of the Act is posted at the rear of the Council Chambers.

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

1. Minutes from the February 5, 2019 regular city council meeting;
2. Claims;
3. Monthly Financial Report; and
4. Department Head and/or Commission Reports.

Fidelity moved and Krause seconded to approve the Consent Agenda minus Maria's claim. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Fidelity, Kavanaugh, Krause, Sanchez, and Preis. Nay: None. Absent: Konwinski. Motion carried. Fidelity moved and Kavanaugh seconded to approve Maria's claim. Aye: Fidelity, Kavanaugh, Krause, and Preis. Nay: None. Abstaining: Sanchez. Absent: Konwinski. Motion carried.

Bohling reported on the new format for the financial statements. They are now in line with the way the audit report will be presented.

Leonardo reported on the arrest made for the hit and run fatality. He recognized his department for the work they did in apprehending the suspect. Groesser and Leonardo conducted police officer interviews today. Leonardo has extended a conditional offer of employment to one of the candidates. Groesser said there were excellent candidates.

Halbur reported the monthly Library statistics are included in the council packets.

Groesser reported the Ralston Fire Department did a wonderful job on the funeral and tribute for Brian Saathoff.

Benis reported on arena events including: the chamber lunch; a Night to Remember event, the Lancers on Friday and Saturday; the annual Beerfest on March 9th and 10th, and a Junior Lancers Hockey Tournament.

Bryan Hoge, Cavanaugh Macdonald, presented information on the actuarial valuation for the City of Ralston's defined benefit retirement plan as of August 1, 2018. The City of Ralston's defined benefit plan was established in 1982. The defined benefit plan is funded by six percent (6%) contributions from both employees and the City. Effective July 1, 2017, the plan was closed to new participants. General City employees hired after that date participate in a defined contribution plan.

The purpose of an actuarial funding valuation is to determine the actuarial contribution rate and amount for the City and to develop a strategy to systematically fund the benefits of the system. The actuarial funding valuation also provides a report on trends. The actuarial funding valuation included in the council packets is a snapshot picture of the system as of August 1, 2018.

The City of Ralston currently has 20 active members in the plan. Since the plan is closed, the number of active members will eventually reach zero. There are four members that have at least four years of service and will be due benefits in the future. There are 15 refunds due to members that have less than four years of service. These members will receive the contributions back that they have put into the plan. There are 16 retirees and beneficiaries currently receiving retirement benefits.

Hoge provided a snapshot of the membership since 2013 to include vested and non-vested former members and retirees and beneficiaries. The market value of assets in the trust as of August 1, 2017 was \$3,512,112 and as of August 1, 2018 was \$3,657,325, an estimated annual return of 5.7 percent. Hoge commented on the actuarial loss on assets because the 5.7 percent rate of return is less than 6.5 percent assumed rate of return.

As of August 1, 2018, the unfunded actuarial liability is \$13,699 for a funded ratio of 99.6 percent, which is very good and right on track of what is looked for at long term. Hoge explained the actuarial contribution. The normal cost is the ongoing cost of the plan for any current active members, based on current membership, assumptions and benefit structure. This normal cost will decline over time as current members leave.

Hoge again mentioned that the plan is closed to new entrants, but the City will still have liability until all benefits are fully paid out. Future funding results, including the amount of City contributions, are heavily dependent on actual investment returns in future years.

Groesser opened the public hearing at 6:05 PM for consideration of the liquor license application for Main Street Café, LLC, dba Ralston Café & Ice Cream Shoppe located at 7614 Main Street. Beth Howie, owner of Ralston Café, would like to serve Bloody Marys on Sundays, and beer and wine with the burgers on burger night and possibly have a poker night once a month. Howie is hoping that this will help to increase her sales.

There being no further discussion, Groesser closed the public hearing at 6:06 PM. Krause moved and Sanchez seconded to approve the liquor license application for Main Street Café, LLC dba Ralston Café & Ice Cream Shoppe located at 7614 Main Street. On roll

call vote, the following votes were recorded on the electronic voting board. Aye: Fideline, Kavanaugh, Krause, Sanchez and Preis. Nay: None. Absent: Konwinski. Motion carried.

Grosser opened for consideration the manager application for Elizabeth Howie for Main Street Café, LLC dba Ralston Café & Ice Cream Shoppe located at 7614 Main Street. Krause moved and Kavanaugh seconded to approve the manager application for Elizabeth Howie for Main Street Café, LLC dba Ralston Café & Ice Cream Shoppe. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Fideline, Kavanaugh, Krause, Sanchez and Preis. Nay: None. Absent: Konwinski. Motion carried.

Krause introduced Resolution 2019-03. Russell read Resolution 2019-03 by title only: a resolution declaring certain property surplus and providing for a method of sale. Grosser indicated this is to provide for selling more surplus property. Fideline moved and Preis seconded to approve the following resolution.

RESOLUTION DECLARING)
CERTAIN PROPERTY SURPLUS)
AND PROVIDING) RESOLUTION 2019-03
FOR A METHOD OF SALE)

WHEREAS the attached list of items of personal property owned by the City of Ralston are no longer necessary for the operation of the affairs of the City and are surplus, to wit.

NOW THEREFORE BE IT RESOLVED by the Ralston City Council and the Mayor of Ralston, Nebraska, that the said property is hereby declared to be surplus property and should be sold at public sale or private sale, upon such terms and conditions as may be deemed to be in the best interests of the City in the judgment of the City Administrator.

PASSED AND APPROVED this 19th day of February, 2019.

CITY OF RALSTON, NEBRASKA

BY: /s/ Donald A. Grosser, Mayor

Attest:

/s/Rosemarie Russell, City Clerk

Approved as to form:

/s/Mark A. Klinker, City Attorney

On roll call vote, the following votes were recorded on the electronic voting board. Aye: Fideline, Kavanaugh, Krause, Sanchez and Preis. Nay: None. Absent: Konwinski. Motion carried.

Grosser opened consideration on the lease proposal from Access Systems to provide printers. Denton Christine and Chris Schmitz, Access Systems, performed an assessment of the entire print infrastructure for the City of Ralston. It was determined there were many different vendors and invoices being processed. Their solution is to standardize everything across the board with one contract throughout the City, one invoice broken out by

department, current equipment, a shared click pool, lower costs per print, more efficient equipment, and one vendor. Schmitz indicated that by streamlining there will be savings in invoice processing, and in standardization across the board, as well as integration with the current e-mail server and technology in general.

Bohling said the main thing to take away from this is the City would be receiving current equipment. Some of the City's printers are fairly old and they use printer cartridges that are fairly costly. Part of the contract with Access Systems will supply the City with cartridges for the new, more efficient printers. Copiers are also part of this contract. Groesser commented on the savings of approximately \$2,500 a year.

There being no further discussion, Krause moved and Fideline seconded to approve the lease proposal from Access Systems. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Fideline, Kavanaugh, Krause, Sanchez and Preis. Nay: None. Absent: Konwinski. Motion carried.

Groesser opened consideration of the management agreement for Ralston Arena between City of Ralston and Global Spectrum, L.P. dba Spectra Venue Management. Groesser provided a brief history. Venue Solutions was hired to perform a study on the arena and provided several recommendations as a result of the study. One of the recommendations was to hire a third party to manage and operate the arena. A committee consisting of Groesser, Krause, Sanchez, Forrest, Bohling, and Tom Kjar was established and the committee sent out a request for proposals for the management of the arena. There were several proposals received and the committee met with numerous companies as well as the current arena staff. The committee members toured the Sioux City facility that Spectra currently manages. The committee recommended Spectra Venue Management to manage the arena. Forrest has been working with Klinker and Ficenec to draft a contract between the City of Ralston and Spectra Venue Management.

Groesser introduced Tom McDonnell from Spectra Venue Management and McDonnell gave a brief introduction of his company. Spectra Venue Management is part of a much larger organization. They are a full entertainment company with three divisions and 320 venues in their portfolio. They have a lot of experience that they can bring to the Ralston Arena. McDonnell said they really focus on and are most successful with secondary and tertiary markets. He introduced Keller Taylor, the district general manager, who will have direct oversight of the Ralston Arena.

Taylor spoke about his role and that he will be the direct day-to-day liaison on an on-going basis. Spectra operates in similar markets with competitive venues and are very successful at it. The management agreement is an aggressive plan but a plan that can be executed with a good team.

McDonnell said it is a lot of work to make the plan come together. The Ralston Arena is a very clean venue and well taken care of. The arena is a hidden gem. Taylor said there are four key components to making a direct impact to the bottom line as well as the community. It starts with events, sales and marketing, ancillary revenue streams, and

supporting the team. Taylor and his team believe there is an opportunity to grow events very quickly by over 20 percent in the first year. They have a dedicated booking team as well as regional grounding set up. They have the method and the process down that works in facilities such as the Ralston Arena. Taylor noted that the arena has many great assets with the side room and the banquet space.

Taylor commented on the sports leagues and that the tenant relationship is extremely important to Spectra. Spectra is a sales and marketing company and Taylor commented on effective marketing of the shows. On the partnership side, Spectra believes they have a very good opportunity to sell naming rights. In addition to the naming rights, they have a good opportunity in sponsorships and premium seating sales.

Taylor commented on supporting the arena team by providing adequate training and resources from a corporate and regional level. They have a leadership institute and multiple other development programs. Retaining 80 to 90 percent of current staff has proven to be very successful in transitions.

McDonnell commended Benis and everyone for the hard work and dedication they have put into the arena. McDonnell reviewed some highlights of the agreement. The agreement is very industry-standard but it has been also customized to meet some of the goals of the City. He commented on the qualitative and financial aspects and that Spectra tries to include incentive factors so that it is not just about financials but it is also about quality.

Spectra will receive a commission on existing and new sponsorships and McDonnell said that the company has a separate division that is dedicated to that. Spectra worked with the City on including rebate opportunities where they will rebate their incentive fees if they are not reaching historical numbers as well as their projected numbers.

McDonnell reviewed the summary of the three year pro forma. The number one goal is to reduce the subsidy and they are projecting a nearly \$500,000 reduction in the subsidy in the first year.

Krause inquired about transitioning and the employees. Taylor said they will be meeting with the arena staff tomorrow morning. They intend to introduce themselves and their initial plan is to return with their transition team next week. Preis asked that they continue to allow the high school to hold their yearly graduation events at the arena. McDonnell indicated that it is still a City of Ralston venue and Spectra is an agent for the City.

Groesser said it is not an easy decision but is something that needs to move forward. Krause moved and Fideline seconded to approve the management agreement for Ralston Arena between City of Ralston and Global Spectrum, L.P. d/b/a Spectra Venue Management and authorize the Mayor to execute the agreement. Klinker thanked Ficenek and Forrest for taking the lead on the agreement. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Fideline, Kavanaugh, Krause, Sanchez and Preis. Nay: None. Absent: Konwinski. Motion carried.

Krause left the meeting at 6:36 PM.

Public comment: Amy Roeder, Chamber President, congratulated Spectra for the contract and she is looking forward to working closely with them. Roeder reported 16 business members and 315 people participated in the first annual chocolate walk. The next family-friendly event will take place at the library.

Council comment: Fideline thanked the Ralston Police Department. Kavanaugh thanked the committee for all the hard work on researching the best route forward for the arena and he truly believes it is the best route for both the arena and the City. Sanchez thanked Benis and his team for all the hard work over the years. Groesser also thanked Benis and his team for all the hard work.

There being no further business to come before the Council, the meeting was adjourned at 6:38 PM.

Next regular meeting Tuesday, March 5, 2019 at 5:30 PM.

Rosemarie D. Russell
City Clerk

Donald A. Groesser
Mayor

CLAIMS – 02-19-2019 – AA Wheel and Truck Supply, Inc., 82.00, Parts; American Legion Post #373, 600.00, Basement Rent for February; Aspen Equipment Co., 230.36, Parts; Baxter Auto, 210.65, Parts; BMI Janitorial Group, 30,651.25, Janitorial; Bound to Stay Bound Books, Inc., 71.49, Books; Capital One Commercial, 1,049.54, Supplies; Carbonhouse, Inc., 500.00, Supplies; Carpenter Paper Co., 1,721.99, Supplies; Cavanaugh Macdonald Consulting, 550.00, Professional Services; Center Point Large Print, 89.28, Books; Central States Group, 1,659.33, Supplies; Century Certified Services, 68.00, Pest Management/Control; Chemaqua, 1,675.57, Water Treatment Service; Chick Fil A, 631.74, Sales Commissions; Chief School Bus Service, Inc., 1,044.75, Services; City of La Vista, 774.68, Special Services Bus; City of Ralston Lottery Jackpot Fund, 3,283.30, Transfer to Lottery Jackpot Acct; Command Center, 1,433.16, Services; Cornhusker International Trucks, 508.25, Parts; Cornhusker State Industries, 355.00, Laundry/Mat Rental; Cox Business Services, 4,314.74, Cable; Cutchall Management, 3,305.01, Sales Commissions; Diamond Laundry Service, 74.85, Laundry Service; Diamond Vogel Paint, 42.79, Paint; Donna Lyman, NCOA, 325.00, Dues/Conferences; Donut Express, 1,148.97, Sales Commissions; Eakes Office Solutions, 54.68, Supplies; Echo Group, Inc., 486.16, Parts; Enviro-Master Services, 37.00, Janitorial; Factory Motor Parts Co., 36.24, Supplies; Fleek, Brianna, 120.00, Janitorial; Gale/Cengage Learning, 108.67, Books; Global Financial Group, 185.68, Armored Car Service; Grainger, 52.83, Supplies; Great Plains Uniforms, LLC, 669.50, Uniforms; Halbur, Bailey, 27.26, Reimbursement; Helget Gas Products, 306.85, Supplies; Hy Vee Accounts Receivable, 137.09, Supplies; Ingram Library Services, Inc., 2,204.54, Books; Integrated Solutions, Inc., 3,641.00, Computer

Equipment; Johnstone Supply, 136.06, Supplies; KAPCO-Kent Adhesive Products, 79.88, Supplies; Klinker, Mark, 3,057.00, Legal Fees; La Rue Coffee, 832.46, Coffee; Loveless Machine & Grinding, 130.00, Services; Main Street Café, 717.20, Sales Commissions; Maria's Enterprises, 4,603.59, Sales Commissions; Menards-Ralston, 47.04, Supplies; Murphy Tractor & Equipment, 8.82, Parts; Nebraska Iowa Supply Co., Inc., 2,506.35, Supplies; Nebraska Library Association, 21.00, Supplies; Nebraska-Iowa Ind Fasteners, 267.53, Supplies; OCLC, Inc., 352.01, Cataloging and Metadata; Omaha World Herald, 14.00, Advertising; O'Malley, Margaret, 343.75, Janitorial; Omarail, 900.00, Stair Railing; One Call Concepts, Inc., 16.52, Locate Fees; OS Sales Co., Inc., 1,251.48, Food; Paul Bartels Trucking Co., 6,592.61, Supplies; PK Sales, 611.00, Supplies; Publishers Prime, 45.26, Books, R & R Specialties of Wisconsin, 102.35, Supplies; R & S Press, Inc., 75.00, Supplies, Recorded Books, Inc., 1,707.99, Books; RediTech, 2,180.50, Computer Support/Supplies; Reinhart Foodservice, LLC, 375.36, Food; Retoner, Inc., 111.90, Supplies; Ridder, Justine, 23.54, Reimbursement; Rotella's Italian Bakery, Inc., 114.96, Supplies; RYBA Construction, Inc., 6,462.50 Snow Removal; Scholastic, Inc., 147.00, Books; Sentrixx Security Solutions, 6,452.00 Cameras; Sign-It, 32.10, Supplies; Slingshot Promotions, LLC, 4,626.24, Marketing; Sno Floss, 763.74, Sales Commissions; Spin Linen Management, 367.35, Linens; Stage Pay Services, Inc., 2,007.73, Services; Staples Advantage, 77.99, Supplies; TNT Cleaning, 500.00, Janitorial; Talx UC Express, 144.70, Fees; The Reader, 387.00, Advertising; Three Rivers Library System, 10.00, Summer Reading; Titan Machinery-Omaha, 2,865.28, Parts; U.S. Foods, Inc., 2,749.16, Food; Unique Management Services, Inc., 17.90, Placements; United Distributors, Inc., 144.96, Rental Fee; United Rent-All, 1,718.50, Services; Visiontron, Corp., 221.96, Supplies; Voss Lighting, 128.40, Supplies; Waldinger Corporation, 2,755.40, Services; Watch Guard Video, 110.00, Supplies; Water Engineering, Inc., 175.00, Monthly Service Agreement; Westlake Ace Hardware, 4.69, Supplies.