

CITY OF RANDOLPH  
July 8, 2020 CITY COUNCIL MINUTES

The Council convened in open session on Wednesday July 8, 2020, at 6:30 p.m. in the Council Chambers. Notice was given in advance by publishing in the Randolph Times. Council acknowledged by Receipt of Notice. Councilmen Bargstadt, Kuhl, Backhaus, and Lemmons. Mayor Bradley absent. Staff members present included City Administrator/Clerk/Treasurer Benton, Deputy Clerk Rayford, and Utility Employee Korth.

**I. ROUTINE BUSINESS**

1. Announcement of Open Meetings Act
2. Roll Call

**II. PUBLIC HEARINGS**

Review Ordinance 704 -2020 Annexation Plan – ANNEXING CERTAIN REAL ESTATE TO THE CITY OF RANDOLPH AND EXTENDING THE CORPORATE LIMITS OF THE CITY OF RANDOLPH TO INCLUDE SAID REAL ESTATE. Multiple property owners presented concerns about being annexed into City Corporate Limit including increased property taxes, access to sewer and water services, maintenance and/or paving of gravel road adjacent to properties. Unless a special Council Meeting is scheduled and subsection added to agenda, the third of three public hearings will be held at 630pm on August 12<sup>th</sup> 2020. Public hearing was closed by Council Chairman Bargstadt.

**III. CONSENT AGENDA**

Council approved subsections 1, 4, & 5 of the Consent Agenda. Items 2 & 3 were struck from agenda for lack of provided paperwork.

1. Approve minutes of June 17, 2020 City Council Meeting
2. Approve SDL Randolph Rescue Unit dba Broc Eledge for August 22, 2020 Benefit BBQ at City Park
3. Approve SDL Mrs Bubba’s RSY fundraiser at City Park August 1, 2020 – alternative date August 8, 2020
4. Approve Resolution 2020-10, annual CDA tax, due Aug 2020

RESOLUTION NO 2020-10

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF RANDOLPH, NEBRASKA, AUTHORIZING THE CERTIFICATION TO THE RANDOLPH CITY COUNCIL OF A TAX FOR THE CURRENT YEAR TO BE LEVIED IN AN AMOUNT NOT TO EXCEED TWO AND SIX-TENTHS CENTS FOR COMMUNITY REDEVELOPMENT PURPOSES, AND THE APPROVAL OF CERTAIN ACTIONS AND AGREEMENTS RELATED THERETO.

WHEREAS, the City of Randolph, Nebraska (the “City”), in furtherance of the purposes and pursuant to the provisions of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “Act”), approved a General Redevelopment Plan (the “General Plan”) for the City;

WHEREAS, pursuant to and in furtherance of the Act, the Community Redevelopment Agency of the City of Randolph, Nebraska (the “Agency”) recommended approval of, and the City approved, an amendment to the General Plan (the “Project Plan”) in order to authorize certain community redevelopment projects within redevelopment area set forth in the General Plan;

WHEREAS, the Project Plan authorized the division of ad valorem tax on real property located in Project Area (“TIF Revenue”), and the Agency issued bonds (the “Bonds”) secured in part by the TIF Revenue in order to finance redevelopment projects contemplated by the Project Plan;

WHEREAS, pursuant to Section 77-3443(3) of the Reissue Revised Statutes of Nebraska, the Agency is authorized to submit a preliminary request to the Council for levy allocation for community

redevelopment purposes in an amount not to exceed two and six-tenths cents on each one hundred dollars to be levied upon the taxable value of the taxable property in the City, with the proceeds to assist in the defraying of any expenses of redevelopment plans and projects, including without limitation the General Plan and the Project Plan, and including the payment of principal and interest on any bonds issued to pay the costs of any such plans and projects, including without limitation the Bonds;

WHEREAS, the Agency desires to submit a preliminary request to the Council for levy allocation for community redevelopment purposes in an amount not to exceed two and six-tenths cents on each one hundred dollars to be levied upon the taxable value of the taxable property in the City, with the proceeds to assist in the defraying of any expenses of redevelopment plans and projects, including without limitation the General Plan and the Project Plan, and including the payment of principal and interest on any bonds issued to pay the costs of any such plans and projects, including without limitation the Bonds;

WHEREAS, pursuant to Section 18-2107(11) of the Act, the Agency is authorized to certify to the Council of the City a tax for community redevelopment purposes in an amount not to exceed two and six-tenths cents on each one hundred dollars to be levied upon the taxable value of the taxable property in the City, which is subject to allocation, with the proceeds to be employed to assist in the defraying of any expenses of redevelopment plans and projects, including the payment of principal and interest on any bonds issued to pay the costs of any such plans and projects; and

WHEREAS, the Agency desires to authorize certification to the Council of a tax for community redevelopment purposes in an amount not to exceed two and six-tenths cents on each one hundred dollars to be levied upon the taxable value of the taxable property in the City, with the proceeds to assist in the defraying of any expenses of redevelopment plans and projects, including without limitation the General Plan and the Project Plan, and including the payment of principal and interest on any bonds issued to pay the costs of any such plans and projects, including without limitation the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANDOLPH, NEBRASKA AS FOLLOWS:

Section 1. The Agency finds that it is necessary for community redevelopment purposes, including in order to pay debt service on the Bonds, to levy, certify to the Council of the City, and request allocation from the City of a tax for the current year for community redevelopment purposes, in an amount not to exceed two and six-tenths cents on each one hundred dollars to be levied upon the taxable value of the taxable property in the City, with the proceeds to assist in the defraying of any expenses of redevelopment plans and projects, including without limitation the General Plan and the Project Plan, and including the payment of principal and interest on any bonds issued to pay the costs of any such plans and projects, including without limitation the Bonds.

Section 2. The Agency hereby submits to the Council of the City, pursuant to Section 77-3443(3) of the Reissue Revised Statutes of Nebraska, a preliminary request for levy allocation for community redevelopment purposes in an amount not to exceed two and six-tenths cents on each one hundred dollars to be levied upon the taxable value of the taxable property in the City, with the proceeds to assist in the defraying of any expenses of redevelopment plans and projects, including without limitation the General Plan and the Project Plan, and including the payment of principal and interest on any bonds issued to pay the costs of any such plans and projects, including without limitation the Bonds.

Section 3. The Agency hereby certifies to the Council of the city a tax for the current year for community redevelopment purposes, in an amount not to exceed two and six-tenths cents on each one hundred dollars to be levied upon the taxable value of the taxable property in the City, with the proceeds to assist in the defraying of any expenses of redevelopment plans and projects, including without limitation the General Plan and the Project Plan, and including the payment of principal and interest on any bonds issued to pay the costs of any such plans and projects, including without limitation the Bonds.

Section 4. The Chair and Secretary of the Agency are authorized to take actions and enter into such agreements deemed necessary in order to carry out the purpose and intent of this resolution. Specifically, the Chair and Secretary of the Agency are authorized as follows:

- a. Certify to the Council, in the form set forth in Attachment 1, the tax authorized by Section 3; and
- b. Execute the agreement, the form of which is set forth in Attachment 2, between the Agency and City that shall determine the final levy allocation of the City. Section 5. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: July 8, 2020.

- 5. Appointment of Daniel Korth to the Planning Commission

**IV. REGULAR AGENDA**

- 1. Review and approve Claims

Council approved claims as submitted excluding Randolph Farm Supply.

- 2. Review and approve Randolph Farm Supply Claims

Council approved the Randolph Farm Supply Claim.

**MONTH OF JUNE CLAIMS**

AUDITORIUM \$1,107.42  
 APPEARA - TS \$21.21  
 BLACK HILLS ENERGY - UT \$41.00  
 GLASS EDGE - RM \$988.00  
 LINGO -TE \$48.72  
 SAMS HARDWARE HANK - SU \$8.49  
 CEMETERY \$5,175.23  
 BRIAN WINKELBAUER - GO \$1,075.00  
 CITY OF RANDOLPH - PY \$3,809.71  
 RANDOLPH FARM SUPPLY - GA \$153.57  
 WATTIER TRUE VALUE - RM \$83.95  
 WATTIER TRUE VALUE - SU \$53.00  
 CITY HALL \$2,530.01  
 APPEARA - TS \$21.21  
 BLACK HILLS ENERGY - UT \$30.95  
 DCC - TE \$10.05  
 HARTELCO - MC \$24.64  
 HARTELCO - ME \$598.63  
 JIMS FOOD CENTER - FB \$38.01  
 LEAGUE OF NE MUNICIPALITIES - ED \$840.00  
 LINGO -TE \$48.72  
 NE NEBRASKA NEWS COMPANY - PP \$72.08  
 QUILL - SU \$127.33  
 ULINE - FR \$592.22  
 ECONOMIC  
 MILLER LANDSCAPING - CA  
 ELECTRIC \$54,064.06  
 ALTEC - SU \$58.57  
 APPEARA - TS \$21.21

BORDER STATES ELECTRIC - SU \$1,831.61  
 CITY OF RANDOLPH - IR \$785.42  
 CITY OF RANDOLPH - UTILITY BILL - UT \$71.47  
 LEITING AUTO - SU \$20.46  
 LINGO -TE \$48.72  
 NE NEBRASKA NEWS COMPANY - PP \$72.08  
 NPPD - UT \$31,127.24  
 QUILL - SU \$62.50  
 RANDOLPH FARM SUPPLY - GA \$74.36  
 SAMS HARDWARE HANK - SU \$83.80  
 STATE OF NEBRASKA POWER REVIEW BOARD - UT \$123.87  
 T&R ELECTRIC - EP \$6,295.00  
 US POST OFFICE - PO \$61.00  
 WAPA - UT \$2,615.73  
 WESCO - SU \$3,682.41  
 FIRE \$1,398.99  
 BLACK HILLS ENERGY - UT \$70.40  
 CITY OF RANDOLPH - UTILITY BILL - UT \$227.22  
 DANKO - SU \$441.53  
 FELD FIRE - SU \$604.00  
 LINGO -TE \$48.72  
 QLT - SU \$7.12  
 GENERAL \$18,392.42  
 CITY OF RANDOLPH - IR \$142.67  
 CITY OF RANDOLPH - PY \$18,249.75  
 GOLF \$18,866.01  
 CITY OF RANDOLPH - IR \$261.87

CITY OF RANDOLPH - PY \$16,953.63  
 NE DEPT OF AGRICULTURE - MC \$118.83  
 SQUARE -SU \$64.50  
 LANDFILL \$3,802.80  
 BERNERS - GA \$43.00  
 CITY OF RANDOLPH - IR \$337.32  
 CITY OF RANDOLPH - UTILITY BILL - UT  
 \$45.99  
 LEITING AUTO - SU \$26.00  
 LINGO -TE \$48.72  
 LP GILL - LF \$2,218.44  
 NE NEBRASKA NEWS COMPANY - PP  
 \$72.08  
 QUILL - SU \$62.50  
 RANDOLPH FARM SUPPLY - GA \$474.09  
 RANDOLPH FARM SUPPLY - RM \$263.85  
 US POST OFFICE - PO\$61.00  
 LIBRARY \$3,622.71  
 CITY OF RANDOLPH - PY \$3,257.15  
 TRI STATE TURF - SU \$65.00  
 PARK \$7,008.76  
 BARCO - SU \$100.92  
 BRUCE TUNINK - TR \$100.00  
 BUSINESS CARD - FE\$201.50  
 CITY OF RANDOLPH - PY \$2,227.75  
 CITY OF RANDOLPH - UTILITY BILL - UT  
 \$209.42  
 LEITING AUTO - SU \$68.82  
 LOVE SIGNS - PP \$583.53  
 RANDOLPH FARM SUPPLY - GA \$212.89  
 RANDOLPH FARM SUPPLY - RM \$22.00  
 SAMS CLUB - SU \$525.12  
 SAMS HARDWARE HANK - SU \$344.39  
 STUECKRATH TRUCKING - GSD  
 \$1,471.50  
 ULINE - SU \$242.27  
 WATTIER TRUE VALUE - GA \$51.54  
 WATTIER TRUE VALUE - RM \$87.41  
 WATTIER TRUE VALUE - SU \$218.53  
 POLICE \$4,520.18  
 BERNERS - GA \$10.11  
 CITY OF RANDOLPH - PY \$4,446.66  
 LINGO -TE \$48.72  
 RANDOLPH FARM SUPPLY - GA \$14.69  
 POOL \$10,865.70  
 BARCO - SU \$50.70  
 BIG RED PRINTING - PP \$60.16

BUSINESS CARD - SU \$93.98  
 CENTURY LINK - TE \$105.76  
 CITY OF RANDOLPH - PY \$6,188.07  
 CITY OF RANDOLPH - UTILITY BILL - UT  
 \$101.85  
 COLONIAL RESEARCH - CH \$2,010.35  
 HAWKINS - CH \$10.00  
 JIMS FOOD CENTER - FB \$88.03  
 KIEFER AQUATICS - SU \$208.00  
 NECC- ED \$80.00  
 QUILL - SU \$62.51  
 SAMS HARDWARE HANK - SU \$359.04  
 WATTIER TRUE VALUE - PA \$168.69  
 WATTIER TRUE VALUE - SU \$243.95  
 YMCA - ED \$240.00  
 SEWER \$10,199.08  
 APPEARA - TS \$21.21  
 CITY OF RANDOLPH - IR \$353.81  
 CITY OF RANDOLPH - PY \$6,727.91  
 CITY OF RANDOLPH - UTILITY BILL - UT  
 \$1,802.48  
 EAKES - PP \$128.60  
 JEO - FE \$51.25  
 LEITING AUTO - SU \$38.76  
 LINGO -TE \$48.72  
 MIDWEST LABORATORIES - FE \$722.65  
 NE NEBRASKA NEWS COMPANY - PP  
 \$72.08  
 NE PUBLIC HEALTH ENV LAB - FE \$15.00  
 QUILL - SU \$62.50  
 RANDOLPH FARM SUPPLY - GA \$34.15  
 US POST OFFICE - PO\$87.35  
 WATTIER TRUE VALUE - SU \$32.61  
 STREET \$8,956.22  
 APPEARA - TS \$21.21  
 BERNERS - GA \$55.00  
 BOB KINT - ME \$764.25  
 CHAD WINKELBUAER - ME \$75.00  
 CITY OF RANDOLPH - IR \$139.27  
 CITY OF RANDOLPH - UTILITY BILL - UT  
 \$803.27  
 COLONIAL RESEARCH - PA \$1,694.74  
 COLONIAL RESEARCH - SU \$62.05  
 EAKES - PP \$128.61  
 GROSSENBURG - LE \$600.00  
 LARM - IN \$20.09  
 LEITING AUTO - SU \$33.38

LINGO -TE	\$48.70	CITY OF RANDOLPH - IR	\$269.09
MURPHY - RM	\$2,403.31	CITY OF RANDOLPH - PY	\$8,586.48
NE NEBRASKA NEWS COMPANY - PP	\$72.08	CITY OF RANDOLPH - UTILITY BILL - UT	\$952.99
PAULS WELDING - SU	\$48.32	CORE & MAIN - SU	\$2,810.13
QUILL - SU	\$62.50	EAKES - PP	\$128.60
RANDOLPH FARM SUPPLY - GA	\$61.06	LINGO -TE	\$48.72
RANDOLPH FARM SUPPLY - SU	\$92.29	NE NEBRASKA NEWS COMPANY - PP	\$72.08
SAMS HARDWARE HANK - SU	\$181.20	NEWRA - MC	\$105.00
STUECKRATH TRUCKING - GSD	\$1,471.50	QUILL - SU	\$62.50
US POST OFFICE - PO	\$61.00	RANDOLPH FARM SUPPLY - GA	\$59.33
WATTIER TRUE VALUE - SU	\$3.86	RANDOLPH FARM SUPPLY - RM	\$389.00
WINKELBAUER REPAIR - RM	\$53.53	US POST OFFICE - PO	\$61.00
WATER	\$13,586.12	WATTIER TRUE VALUE - SU	\$19.99
APPEARA - TS	\$21.21		

1. Review discuss, and approve Resolution 2020-08 – USACE Funding letter request for S&A (Supervisor & Administrative). City Administrator confirmed with Attorney Holloway that no resolution was required to fund letter, all preapproved funds from Flood Control budget. Council approved funding USACE S&A letter.
2. Review, discuss, and approve Resolution 2020-09 – financing new 2020 Garbage Packer with NCL – Government Capital financing. City Administrator Benton presented that the Garbage Packer was approved in August 2019 for current fiscal budget, this resolution was to secure financing with NCL Government Capital. Garbage packer delivery has been delayed by current health concerns, estimated delivery now end of August. Council adopted Resolution 2020-09.

#### RESOLUTION NO. 2020-09

#### A RESOLUTION AUTHORIZING THE LEASE OF A 2020 INTERNATIONAL HV607 SBA GARBAGE PACKER.

WHEREAS, the City of Randolph, Nebraska (“City”) is currently in need of a garbage packer.

WHEREAS, the Lease Servicing Center, Inc. dba NCL Government Capital (“NCL”), has a 2020 International HV607 SBA Garbage Packer for lease.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Council of the City of Randolph that the City enter a five (5) year lease agreement with NCL for the above referenced garbage packer for five (5) annual lease payments of \$26,767.40.

BE IT FURTHER RESOLVED the City Administrator, Benjamin Benton, be authorized to execute all necessary documents on behalf of the City to effectuate the lease agreements with NCL.

PASSED, APPROVED, AND ADOPTED by the Mayor and the Council of the City of Randolph, Cedar County, Nebraska at their regular meeting held on the \_8th\_ day of July, 2020.

3. Review, discuss, and approve USACE Floodplain 65% Design Phase 2 Earth Alignment and Douglas, Main, & Nebraska Street Bridges. City Administrator Benton presented Earth Alignment 4 as the most cost effective option of the twelve designs to most favorable channel alignment for

Phase 2. Earth Alignment has a 3:1 bank on each side of channel. Council approved Earth Alignment 4 for the 65% design of Phase 2, Section 205 Floodplain project. Options to not replace Douglas Street Bridge were also discussed, decision tabled to August council meeting.

4. Review, discuss, and approve Haselhorst Vision point development, ownership of moving utility cost. City Administrator Benton presented the cost estimate to move utilities for driveway easement access on the road south side of Vision Point development and direction on who will be responsible for costs associated to move the buried electrical utility. The road is north of West Lorge Street south of Vision point lot. Council approved City covering costs to move buried utilities for driveway easement, contingent upon sale of property requiring driveway easement access.
5. Review, discuss, and approve changes to Zoning Regulations Chapter 7, Parking Regulations subsection 7.1. Item is tabled for approval as Ordinance at next Council meeting, August 12, 2020.
6. Department Reports presented by Police Chief Eller, multiple nuisance warning letter handed in June for mowing, abandoned vehicles, and RV parking violations. Deputy Clerk Rayford reported that in the last month numerous processes are being reviewed for efficiency opportunities from the Utility software provider and meter reading methods, to work order vendors and documentation of ledger and filing processes. Rayford has been penciling in time with the Library staff to digitize Cemetery records for future [www.randolphne.com](http://www.randolphne.com) webpage upload. Last Rayford has been continuing the coordination with Lowell Schroeder and a Downtown Revitalization grant from NE Nebraska Economic Development District. City Administrator Benton closed out Department Reports. Randolph Summer Youth Coordinator Junck has had a very successful season. Summer Youth have had tremendous support from players, parents, and coaches locally and surrounding communities. Although a short season this year. First budget workshop is scheduled for later in July, second budgeting workshop is scheduled for August to be attended by AMGL, and next fiscal budget will be adopted at Sept 9, 2020 Council meeting. All FEMA projects from March 2019 flood are now funded. One project includes a 20x30 building to be built at the Landfill as a recycling center to drop off materials instead of green trailer at Auditorium parking on Main St. Utility employees are continuing their water, waste water, and other training/certifications online, since all in person training has been cancelled until further notice for current health concerns. City Administrator Benton is attending an online tax conference. Deputy Clerk Rayford is attending Utility Software Training with Advantage Software. Utility Employee Korth started 7/6/20 replacing Utility Employee Lackas, recently promoted to Utility Supervisor. Pickleball court nets are up, will be painting courts and lines later this month. New basketball goals are installed at park, along with a boundary fence between volleyball courts and basketball court. Next City Council Meeting is scheduled for Wednesday August 12<sup>th</sup>, 2020 at 630pm.

## **7. ADJOURN**

With no further business to come before the board, meeting was adjourned.

Benjamin Benton  
City Administrator/Clerk/Treasurer

*A complete copy of the minutes is available for public inspection during regular business hours at the Office of the City Clerk, 212 East Broadway Street, Randolph, Nebraska.*