

**MINUTES - BENSON CITY COUNCIL - REGULAR MEETING
NOVEMBER 2, 2015**

The meeting was called to order at 5:30 p.m. by Mayor Kittelson. Members present: Paul Kittelson, Jack Evenson, Sue Fitz, Mike Fugleberg & Stephanie Heinzig. Members Absent: None. Also present: City Manager Rob Wolfington, Director of Finance Glen Pederson, Director of Public Works Dan Gens, Police Chief Ian Hodge & family, Kristi Fernholz with the UMVRDC, Larry Smith, Officer Scott Girard and parents, Paul Larson, Brennan McAlpin & family, Swift County-Benson Hospital Administrator Kurt Waldbillig, Kory Johnson, Brian Samuelson, Duaine Flanders, Paula Wilson & family, Larry Kenyon, Tara Ulmaniec, Sally Jones, Bill Dethloff, Erick Hedman, Anne Johnson, Jay Alsaker, Patty Grube, Mike Nedau & family, Jonathon Pogge-Weaver, Jerry Peterson, Kelly Michaelson, and John Reigstad.

The Council recited the Pledge of Allegiance.

Mayor Kittelson asked for any additions or changes to the agenda, to which there were none.

It was moved by Fugleberg, seconded by Evenson and carried unanimously to approve the agenda.

Mayor Kittelson asked for anyone with unscheduled business. Patty Grube stated she wasn't for the approval of a TIF district on the Hawleywood property on Wood Avenue because she and her neighbors were concerned it would open the property up to unfavorable community development in her neighborhood. Wolfington explained TIF and said the land will not be developed for anything but high density residential, and that would only happen if Pat Hawley would sell the land to a developer.

It was moved by Heinzig, seconded by Evenson and carried unanimously to approve the following minutes:

- October 14, 2015 Special City Council Minutes
- October 19, 2015 City Council Minutes
- August 20, 2015 EDA Minutes
- October 1, 2015 Safety Committee Minutes

Wolfington noted there is an opening on the Southwest West Central Services Cooperative Board of Directors if anyone was interested.

Wolfington noted a letter of support each from the Swift County-Benson Hospital Board of Directors and the Scofield Board of Directors of the Hospital assisted living plan.

Wolfington presented MnDOT District 4 tentative 2016-2019 road construction projects.

Wolfington noted a request approved by the EDA from Swift Machine & Fab LLC to purchase some of the land to the south of the Racquet Ball building to be used for expansion of their current business.

Next Police Chief Hodge swore in Officer Scott Girard to the Benson Police Department.

Chief Hodge approached the Council with a request to upgrade the squad car video system. The current system needs to be replaced. The new system would integrate with the officer's body cameras and would be a self-supporting system that would free up computer storage space. Currently there is \$36,000

in the 2015 budget to purchase the equipment. It was moved by Fugleberg, seconded by Evenson and carried unanimously to approve purchase of new digital recording equipment for the squad cars and body cameras as presented in the amount of \$37,175.00.

Next the Council reviewed staff recommendations on the Benson Golf Club financial situation. Wolfington said an ad-hoc committee of staff, Golf Club board members and Sally Jones met and reviewed the issues. He reviewed a possible Golf Club Mission statement and options for management. Budgeting \$60,000 in the 2016 City budget for operation expenses and a capital improvement expense of \$40,000 was also discussed. After discussion, it was moved by Evenson, seconded by Fugleberg and carried unanimously to retire the line of credit and 2015 expenses. There was discussion of a \$30,000 private donation and possibly a second donation toward the Clubhouse building repairs.

Kristi Fernholz with the UMVRDC approached the Council with an update on the Small Cities Grant Survey. She said they received 100 residential intent to participate responses, and 110 responses all together with a target in the north east side of town. Wolfington stated he also has 14 interested commercial applications. They will now develop a competitive grant application. This survey had a tremendous response. Currently they are working to close out the last round of the current Small Cities Grant Program.

Next Wolfington presented a pay request from the Swift County HRA for funds toward the joint City/County rehabilitation of a house at 402 – 15th St. S. It was moved by Fitz, seconded by Heinzig and carried unanimously to approve \$25,000 from the HUD funds in the amount of \$25, 000.

Gens approached the Council with a report from the Minnesota Department of Health stating the copper tests have exceeded the acceptable level for copper in some of the residences tested. Wolfington said the problem stems at the private residence from the curb stop into the house, and is not in the water main. The copper can be from copper connections or pipes in the home. Gens stated they are working on finding a solution to this problem.

Next was discussion on creating a TIF District in Hawleywood 4th Edition. Mayor Kittelson discussed creating a TIF in three areas of town. The Hawley property, the old trailer park area the City just acquired and possibly the Olson-Tolifson development on the south side of town. He felt this is good economic development planning for the City. There was discussion on what would need to be done and what could be done. Flanders stated TIF is a tool in the economic development toolbox, and TIF allowed Westwood Acres and a large area of Denfeld Drive to originally be developed. Alsaker stated he feels the concern with creating TIF seems to be worrisome for the Hospital and their expansion plans. He stated Pat Hawley and Peter Jesh with Summit Developers have decided they do not want to hurt the Hospital, and are not planning on moving forward with the original assisted living facility until the Hospital decides if their plan will work. If it doesn't work, Jesh will build the assisted living facility. If the TIF is in place, it will save time to move forward with the much needed facility in the community. Fitz said at the Planning Commission meeting today some members said to go ahead with TIF and some members would like more information. It was moved by Evenson, seconded by Heinzig and carried unanimously to instruct staff to bring back complete TIF District information.

Mayor Kittelson closed the Public Hearing on the Heliport Ordinance.

It was moved by Fitz, seconded by Fugleberg and carried unanimously to approve the 1st Reading of the Heliport Safety Zoning Ordinance for Benson Heliport.

Next was a request to replace the carpet at the Senior Citizen Center. The carpet is old and a trip hazard. It was moved by Fitz, seconded by Evenson and carried unanimously to approve a quote from Don's Flooring for carpeting for the Senior Center in the amount of \$9,381.65.

Wolfington discussed the old trailer park and the need to tear down dilapidated buildings and a home on the property. After discussion, it was moved by Fugleberg, seconded by Heinzig and carried unanimously to approve a quote from T & K Kennedy Excavating, Inc. to demolish the buildings on the trailer park site in the amount of \$10,913.00.

Wolfington discussed an addendum to the LELS contract. The contract had to be re-opened due to a change in health insurance benefits. After review it was moved by Evenson, seconded by Heinzig and carried unanimously to approve Addendum #1 as presented.

Wolfington also discussed the AFSCME contract settlement. After review it was moved by Evenson, seconded by Heinzig and carried unanimously to approve the AFSCME contract changes as presented.

Wolfington presented Amendment and Restatement of Power Sale Agreement S-1 from Missouri River Energy Services (MRES), and discussed the reason for the changes due to Western Area Power Association joining a Southwest Power Group, which changes the agreement.

Wolfington asked for a special Council Meeting on December 1, 2015 in order to go over the changes to the S-1 Agreement with a MRES representative. It was moved by Fitz, seconded by Heinzig and carried unanimously to approve a special Council Meeting on Tuesday, December 1, 2015 at 5:30 in the Council Chambers.

There being no other business, a motion was made by Evenson, seconded by Heinzig and carried unanimously to adjourn the meeting at 6:50 p.m.

Mayor

City Manager