

**MINUTES - BENSON CITY COUNCIL - REGULAR MEETING  
DECEMBER 3, 2012**

The meeting was called to order at 5:35 p.m. by Mayor Pro-Tem Landmark. Members present: Ben Hess, Gary Landmark & Sue Fitz. Members Absent: Mike Fugleberg & Paul Kittelson. Also present: City Manager Rob Wolfington, Director of Finance Glen Pederson, Public Works Director Elliot Nelson, Countryside Public Health Nurse Miriam Lindblad, Mark Frank and Pat Hawley.

Wolfington stated there has been some changes in flood insurance rates for those folks in the 100 year flood plain. In order to understand these changes fully, a conference call was made with Ceil Strauss, State Coordinator for the National Flood Insurance program. Wolfington recapped after the 2006 flood plain maps were re-drawn, there was an assumption if flood insurance was purchased by a certain date, their rates would be grandfathered in at a preferred rate. Ceil explained this preferred rate was granted for a two year period, and upon appeal was extended an additional 5 years. Next year this will expire, causing rates to go up drastically for folks in the "AE" zone (100 year flood zone). Ceil stated the "X" zone (500 year) will also be effected. Wolfington stated homeowners could go onto the FEMA website "floodsmart.gov" and locate their homes, telling them if their residence is in the AE or X flood zones. Wolfington stated this could affect whether residents will want to continue with the northwest levee construction project. After discussion, it was agreed upon by the Council to proceed with the feasibility study, which is already in process.

Next Miriam Lindblad, from Countryside Public Health gave a presentation updating the Council on the Swift County Emergency Preparedness plan.

At 6:12 p.m. Landmark opened the Truth in Taxation Public Hearing. The City Manager gave a presentation on the 2013 budget, 2012 accomplishments and the 2013 project plans. The Council will adopt the 2013 operating budget and property tax levy at their December 17, 2012 meeting.

Pat Hawley approached the Council on Hawleywood 4<sup>th</sup> addition. 8 Acres have remained undeveloped. He would like to reclassify the property from residential to agricultural. Wolfington suggested he and Mr. Hawley meet with the Swift County Assessor tomorrow and work through the details.

It was moved by Fitz, seconded by Hess and carried unanimously to approve the following minutes on the consent agenda:

- November 19, 2012 City Council Meeting
- November 15, 2012 EDA Meeting

There was a nomination for an open position on the Swift County-Benson Hospital Governing Board. It was moved by Hess, seconded by Fitz and carried unanimously to approve nominee Mark Frank for the open Swift County-Benson Hospital Governing Board position.

The City Council was reminded there are two openings on the Park Board.

Public works director Nelson presented a change order from KHC Construction. Nelson explained it is a list of changes that occurred over the life of the water treatment plant project, which is now complete. It was moved by Hess, seconded by Fitz and carried unanimously to approve change order No. 3 from KHC Construction on the Water Treatment Plant.

Next was a final pay request from KHC Construction. It was moved by Hess, seconded by Fitz and carried unanimously to approve the final pay request from KHC Construction in the amount of \$35,833.25.

Nelson presented a final pay request from Stantec for work on the water treatment plant. It was moved by Fitz, seconded by Hess and carried unanimously to approve the pay request from Stantec in the amount of \$5,892.83.

Nelson informed the Council the City has been invited by the Minnesota Department of Health to apply for a grant to close well #12 in the old water treatment plant and the well #11 outside City Hall. The grant will be a 50-50 matching grant. Quotes have been received, and the low quote is from Steffel Well. The grant will not include demolition of the building. It was moved by Fitz, seconded by Hess and carried unanimously to approve closing wells 11 & 12 with Steffel Well in the amount of \$12,260.00.

Next Nelson presented pay request #1 from Everstrong Construction for work on the new airport hangar. It was moved by Hess, seconded by Fitz and carried unanimously to pay Everstrong Construction in the amount of \$41,357.71.

Pederson presented a Guaranty to extend the Civic Center locker room loan. This loan will be paid off in 2-3 years. It was moved by Fitz, seconded by Hess and carried unanimously to approve the loan Guaranty with Riverwood Bank in the amount of \$43,680.47.

It was agreed by the Council to hold the first official City Council meeting on Wednesday, January 2, 2013 at 5:30 p.m.

There being no other business, a motion was made by Hess, seconded by Fitz and carried unanimously to adjourn the meeting at 6:37 p.m.

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Mayor Pro-Tem

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City Clerk