

**MINUTES - BENSON CITY COUNCIL - REGULAR MEETING  
APRIL 18, 2016**

The meeting was called to order at 5:30 p.m. by Mayor Pro-Tem Stephanie Heinzig. Members present: Terri Collins, Jack Evenson, Jonathon Pogge-Weaver & Stephanie Heinzig. Members Absent: Gary Landmark. Also present: City Manager Rob Wolfington, Director of Finance Glen Pederson, Public Works Director Dan Gens, and Wayne Knutson and Darla Schwendemann with the Swift County Assessor's office.

The Mayor Pro-Tem opened the Board of Review. There was no one in attendance to address the board but it would remain open until 6:30 P.M.

The Council recited the Pledge of Allegiance.

Mayor Pro-Tem Heinzig asked for any additions to the agenda and received none. No Consent Agenda items were moved to the regular agenda. A motion was made by Collins, seconded by Pogge-Weaver and carried unanimously to approve the agenda and the following items on the Consent Agenda.

- April 4, 2016 City Council Minutes
- March 7, 2016 Planning Commission Minutes
- Received notice of the League of MN Cities Annual Conference June 14-17, 2016
- Received information of the Railroad Power Switches being activated
- April 1, 2016 Police Department Report

Wayne Knutson with the Swift County Assessor's office came forward to give a review of the past years property sales within the city. The proposed valuations have small changes within the city with a goal of values falling between 90 and 105 percent of their selling price. Sales averaged around 101% during the past period reviewed. Benson's overall valuation is projected to drop about 4% for payable 2017. A major contributor being an estimated 1.9 million in valuation exempted as an Ag Containment Facility. There is a proposal in the current legislature to remove the exemption. He has one property to request an adjustment on but would wait until the end of the Review.

There was no one in attendance with unscheduled business.

Motion was made by Evenson, seconded by Pogge-Weaver and carried unanimously to approve the Arbor Day Proclamation for April 29, 2016

Pederson presented a proposal from Conway, Deuth & Schmiesing to conduct the annual financial audit for the City for the following years and dollar amounts. Years ending 2016 for \$23,075 , 2017 for \$23,750, and 2018 for \$24,475. Motion was made by Collins, seconded by Evenson and carried unanimously to approve the contract as presented.

Wolfington reviewed the Power Plant engine emission testing proposal from Comprehensive Emission Services with the Council. This is a requirement for our emissions permit to perform every three years. Motion was made by Evenson, seconded by Pogge-Weaver and carried unanimously to authorize the services.

Wolfington discussed a proposed Resolution to Order Repair of Hazardous Conditions at 1416 Atlantic Avenue. He presented a report from City Building Official Jacobson on the hazardous conditions of said out buildings. After discussion, the Council agreed to place a 45 day order for repair on the Order.

Councilmember Evenson offered the following resolution:

**RESOLUTION TO ORDER REPAIR OR RAIZE AND  
REMOVAL OF HAZARDOUS CONDITIONS  
(RESOLUTION NO. 2016-12)**

WHEREAS, the City Council has heard the report of the City Building Inspector regarding the property located at 1416 Atlantic Ave. in Benson, Minnesota, legally described as Lot Six (6), Block Thirty-three (33), Original Townsite of the City of Benson, Swift County, Minnesota,

WHEREAS, the City Council has determined, based on said report, that conditions currently exist in the building on the above described property which make said building dangerous or substandard, as a result of a failing roof and other structural defects,

NOW THEREFORE, pursuant to Chapters 93 and 97 of the City of Benson Code of Ordinances and Minnesota Statutes, chapter 463, The City Council of the City of Benson, Minnesota resolves:

1. That the building located on the above described property contains hazardous conditions according to the definitions provided by the City of Benson Code of Ordinances, chapters 93 and 97 and Minnesota Statutes, chapter 463.
2. That an order to repair said conditions or raze and remove the building on the above described property be served upon the owners of the above described property in accordance with the City of Benson Code of Ordinances, chapter 97.

That along with said order, the owners, tenants and any lienholders of the above described property will be served with notice of any hearing at which the Council will consider any evidence offered by the person or persons having any estate or interest in the above described structure.

Councilmember Pogge-Weaver seconded the foregoing Resolution and the following vote was recorded AYES: Collins, Heinzig, Evenson, Pogge-Weaver. NAYES: None. Absent: Landmark. Thereupon the Mayor Pro-Tem declared Resolution 2016-12 duly passed and adopted.

Wolfington discussed a proposed Resolution to Order Repair of Hazardous Conditions at 1616 Atlantic Avenue. He presented a report from City Building Official Jacobson on the hazardous conditions of said out buildings. After discussion, the Council agreed to place a 45 day order for repair on the Order.

Councilmember Collins offered the following resolution:

**RESOLUTION TO ORDER REPAIR OR RAIZE AND  
REMOVAL OF HAZARDOUS CONDITIONS  
(RESOLUTION NO. 2016-13)**

WHEREAS, the City Council has heard the report of the City Building Inspector regarding the property located at 1616 Atlantic Ave. in Benson, Minnesota, legally described as Lots Eight (8), Nine (9), and the West Half of Lot Seven (7), Morris and Payte's Addition to the City of Benson.

WHEREAS, the City Council has determined, based on said report, that conditions currently exist in the garage and shed on the above described property which make said building dangerous or substandard, as a result of a failing foundation, sagging walls, holes in the wall, rotten materials and other structural defects,

NOW THEREFORE, pursuant to Chapters 93 and 97 of the City of Benson Code of Ordinances and Minnesota Statutes, chapter 463, The City Council of the City of Benson, Minnesota resolves:

1. That the buildings located on the above described property contain hazardous conditions according to the definitions provided by the City of Benson Code of Ordinances, chapters 93 and 97 and Minnesota Statutes, chapter 463.
2. That an order to repair said conditions or raze and remove the building on the above described property be served upon the owners of the above described property in accordance with the City of Benson Code of Ordinances, chapter 97.

That along with said order, the owners, tenants and any lienholders of the above described property will be served with notice of any hearing at which the Council will consider any evidence offered by the person or persons having any estate or interest in the above described structure.

Councilmember Pogge-Weaver seconded the foregoing Resolution and the following vote was recorded AYES: Collins, Heinzig, Evenson, Pogge-Weaver. NAYES: None. Absent: Landmark. Thereupon the Mayor Pro-Tem declared Resolution 2016-13 duly passed and adopted.

Wolfington reported that three quotes had been received as follows to lease purchase the Fire Department Ladder Truck.

First Security Bank	3.2% for 10 Years
	3.3% for 15 Years
Bremer Bank	2.8% for 10 Years
Bank of the West	2.59% for 10 Years

Motion was made by Evenson Seconded by Pogge-Weaver and carried unanimously to authorize the Mayor and City Manager to enter into the Lease Purchase agreement with Bank of the West with the final interest rate calculation being established at the time the equipment is delivered.

A review of the March budget report was completed.

Motion was made by Collins, seconded by Evenson and carried unanimously to approve the bills and warrants in the amount of \$433,763.26.

The City Manager reported on the following items. His trip to the Biomass Conference in Charlotte, NC and that the conference next year will be held in Minneapolis, MN. There is a bus drivers meeting with Prairie 5 on Tuesday evening that he plans to attend. The timing and schedule for mosquito spraying for the upcoming summer.

Wayne Knutson came back before the council at 6:30 P.M. He recommended to reduce the valuation of the Benson Bowler from \$173,000 to \$125,500 due to the condition of the property and their inability to find a buyer. Motion was made by Pogge-Weaver, seconded by Evenson and carried unanimously to approve the adjustment.

Mayor Pro-Tem Heinzig declared the Board of Review closed.

There being no other business, a motion was made by Collins, seconded by Evenson and carried unanimously to adjourn the meeting at 6:35 p.m.

---

Mayor Pro-Tem

---

City Clerk