

**MINUTES - BENSON CITY COUNCIL - REGULAR MEETING  
APRIL 6, 2015**

The meeting was called to order at 5:30 p.m. by Mayor Kittelson. Members present: Paul Kittelson, Sue Fitz, Mike Fugleberg, Jack Evenson & Stephanie Heinzig. Members Absent: None. Also present: City Manager Rob Wolfington, Director of Finance Glen Pederson, Public Works Director Dan Gens, Swift County-Benson Hospital Administrator Kurt Waldbillig, Peter Jesh from Summit Development Company, Jim Ostlie, Swift County-Benson Hospital Foundation Members Jay Alsaker, Larry Kenyon, Ron Laycock and Jerry Peterson.

The Council recited the Pledge of Allegiance.

The City Manager introduced the new Hospital Administrator Kurt Waldbillig.

It was moved by Fitz, seconded by Fugleberg and carried unanimously to approve the following minutes:

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The Benson Baseball Association has been working on upgrading the baseball fields at Northside Rec. and the council had approved participating in the cost up to \$4,275. They have been awarded two grants which covered all but \$1,925 of the costs. The Baseball Association is able to receive \$1,500 of this amount from the school through their Celebrate My Drive Grant proceeds. They request that \$425 be reimbursed to them to cover project costs and for the remaining \$1,500 be paid to the Benson Kid Day Fund. After discussion, it was moved by Fugleberg, seconded by Fitz and carried unanimously to approve payment to the Benson Baseball Association in the amount of \$425.

Wolfington noted that the city received confirmation that the City's Pay Equity Report is in compliance with State law and regulations.

City boards and commission appointments were reviewed.

Wolfington brought a request from the Swift Falls Winners 4-H Club. They would like to hold a rummage sale June 12 & 13, 2015 and donate proceeds to help the Swift County Fair Board raise funds to complete two major restroom projects. They are asking to use the Armory for their rummage sale fundraiser, and are asking the Council to waive the rental fee. After discussion it was moved by Evenson, seconded by Heinzig and carried unanimously to approve the Swift Falls Winners 4-H Club use of the Armory rent free June 10-14, 2015.

Wolfington announced there will be a BNSF Diagnostic meeting on May 8, 2015 10am-3pm. There will be representatives there from the County, City, Township, MnDOT, Railroad and Stantec. Wolfington encouraged the Council to attend.

Gens approached the Council and gave a report on public works projects.

Next Gens presented a material list for the 2015 underground projects for 2015, which include the heliport, Northside Rec and Civic Center. It was moved by Fitz, seconded by Evenson and carried unanimously to approve the material list as presented.

Gens talked about the residential overhead to underground project, and presented quotes as follows:

<b>E &amp; M Electric LLP</b>	
Trenching Cost	\$4.95 per linear foot
Install & terminate 200 amp bypass socket	\$223.62
Install wires to existing 200 amp meter socket	\$173.62
State Inspection Fee	\$41.00
Labor Fee ( if extra work outside contract)	\$55.00
<b>Goff Electric, Inc.</b>	
Trenching Cost	\$2.50 per linear foot
Install & terminate 200 amp bypass socket	\$150.00
Install wires to existing 200 amp meter socket	\$120.00
State Inspection Fee	\$40.00
Labor Fee ( if extra work outside contract)	\$55.00

After discussion, it was moved by Fugleberg, seconded by Heinzig and carried unanimously to approve the low quote from Goff Electric, Inc.

Pederson presented the February 2015 Budget Report.

Next Peter Jesh with Summit Development Company and Jerry Peterson approached the Council to speak on the Assisted Living Project. Wolfington stated he has seen the perform and term sheet. He went on to say he and Jesh have met with Ehler's on financing. The Planning Commission reviewed the project at their meeting today. Wolfington also stated we are losing the elderly to facilities in other towns and it hurts the community.

Jesh said a traditional loan would be at a rate of 5% interest. With the EDA bonding for the project, the interest rate would be at 1% and offer a \$1.5 million savings to the project. There is a possibility they could come back with a short term bond. Studies show the need for assisted living in Benson is 58 units, but the plan is for 44 units. Jesh has done over 50 of these small town assisted living projects with performance and payment bonds. This is helpful to small communities. Doherty is lined up to do end financing on the project. Walker Methodist is interested in managing and possibly owning the facility, and has good connections for good help. Cost per unit would likely run \$3,000-\$3,400 per month and depending on the services purchased could go in an extreme case up to \$5,000. Total cost of the project will be in the \$7-8 million range.

The plan is for 6 independent living units, 26 assisted living units and 16 memory care units. The hope is to build for a year, and have the facility full in one year, but the study shows it will be full before that. At the Hawleywood site, there is the potential for another similar unit, but not a nursing home. It is projected there will be 17-20 full time equivalent jobs created. Jesh mentioned Jay Alsaker helped write a grant for \$375,000. Alsaker said it would be for a Senior Wellness Community Center. It would be about 4,000 square feet and have a therapy pool, sauna and exercise equipment to name a few. Their vision is to make it for all seniors and for the community to come and enjoy, not just for residents.

After discussion, it was moved by Fitz, seconded by Heinzig and carried unanimously to move forward with rezoning the Hawleywood land from R1 Low Density Residential to R3 High Density Residential for the Assisted Living Project.

There being no other business, a motion was made by Evenson, seconded by Fugleberg and carried unanimously to adjourn the meeting at 6:18 p.m.

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Mayor

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City Clerk