

**MINUTES - BENSON CITY COUNCIL - REGULAR MEETING
JULY 5, 2016**

The meeting was called to order at 5:30 p.m. by Mayor Landmark. Members present: Terri Collins, Jack Evenson, Jonathon Pogge-Weaver, Gary Landmark & Stephanie Heinzig. Members Absent: None. Also present: City Manager Rob Wolfington & Elliot Nelson.

Mayor Landmark asked for any additions to the agenda. Wolfington asked to add a gambling permit for Northern Lights Snowmobile Club and City Hall report. No consent agenda items were moved to the regular agenda. A motion was made by Evenson, seconded by Pogge-Weaver and carried unanimously to approve the agenda. It was moved by Collins, Seconded by Evenson and carried unanimously to approve the following items on the Consent Agenda:

- June 20, 2016 City Council Minutes
- Use of the Armory for the Prom Afterbash for 2017
- League of Minnesota Cities Dues Increase
- Gambling Permit for the Fraternal Order of Police on October 24, 2016

There was no one present with unscheduled business.

Next Elliot Nelson approached the Council. Wolfington discussed the difficulty in pulling together new Cemetery policies and fees to include the new columbarium. Nelson explained he has researched other area cemeteries along with reviewing our current policies and presented the revised policies to the Council. He went on to say the biggest change was adding policies for the columbarium. Nelson also explained options and goals for the electronic record system we have. Wolfington stated we may need a budget item next year to update and secure the current data base. After discussion, it was moved by Evenson, seconded by Pogge-Weaver and carried unanimously to approve the Cemetery Policies as presented.

Wolfington explained to the Council they issued an order to Repair Hazardous Conditions for a home at 305 – 16th St. S. in March 2016. On June 30, 2016 the order went to court. The Judge did not agree with our order as written, so the City Attorney withdrew the order, and a new order with clarification on the hazardous residence has been drafted. After discussion Councilmember Evenson offered the following resolution:

**RESOLUTION TO ORDER RAZING AND REMOVAL OF HAZARDOUS BUILDING
(RESOLUTION NO. 2016-17)**

WHEREAS, the City Council has heard the report of the City Building Inspector regarding the property located at 305 16th St. S. in Benson, Minnesota, legally described as Lot Ten (10), Block Two (2), McKinney's First Addition to 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 garbage, waste and refuse buildup and damage to the electric, gas, and water systems on the premises,

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 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, Landmark, Evenson, Pogge-Weaver. NAYES: None. Thereupon the Mayor declared Resolution 2016-17 duly passed and adopted.

Wolfington presented a request from the Swift County-Benson Hospital to create a Tax Increment Finance (TIF) district or ask for Tax Abatement for the properties involved with the planned Senior Housing project. Ehlers sent an agreement to the City for professional services to create a plan for a possible TIF District. Wolfington stated it will cost the City a minimum of \$10,000. Pogge-Weaver asked if this cost could be recovered through the project if it goes through. Wolfington said yes. Wolfington also noted there would be \$750,000 in utility improvements if the project happens. After discussion, it was moved by Collins, seconded by Evenson and carried unanimously to hire Ehlers & Associates to prepare the TIF Plan.

Wolfington informed the Council on May 12, 2016 Governor Dayton signed into law a bill creating a new process for landowners to place mobile homes on their property to serve as a temporary health care dwelling as transitional housing for family members. The new law will go into effect as of September 1, 2016. Cities can either adopt or opt out of this law before September 1, 2016. After discussion, it was moved by Heinzig, seconded by Pogge-Weaver and carried unanimously to refer this to the Planning Commission for their review and recommendation to the Council.

Wolfington reminded the Council of the MnDOT open house on July 11, 2016 2-7pm. They will be available to answer questions about the 2017 road, sidewalk and curb reconstruction project. Wolfington discussed costs for the City portion of the project. It is estimated the City will need to pay \$165,000 for concrete, \$40,000 for asphalt, \$100,000 for a new crossing on Hwy. 29 by the Cemetery and an unknown amount for electrical for the street lights. However the budget is not yet finalized.

The Council reviewed the May 2016 Budget Report.

It was moved by Collins, seconded by Evenson and carried unanimously to approve a gambling permit for Northern Lights Snowmobile Club's Bingo Blast on September 9, 2016.

Wolfington discussed the report on the condition of City Hall and the two options to either renovate City Hall or to build new. There was discussion on renovation costs on the existing building and what to do with City Hall if a new building is built. It was the consensus of the Council to eliminate renovating the current City Hall building and pursue the option to build a new City Hall. Pogge-Weaver noted he feels the community deserves a City Hall to be proud of. Wolfington said he would get Reed Becker with Widseth, Smith and Nolting involved to start searching for a location for City Hall.

There being no other business, a motion was made by Collins, seconded by Evenson and carried unanimously to adjourn the meeting at 6:23 p.m.

Councilmember

City Clerk