

**MINUTES - BENSON CITY COUNCIL - REGULAR MEETING
AUGUST 1, 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, Director of Finance Glen Pederson, City Attorney Don Wilcox, Police Chief Ian Hodge, Director of Public Works Dan Gens, Tim & Carol Mattheisen, Dave Martin, Swift County-Benson Hospital CFO Dan Enderson, Val Cook, Chuck Koenig, Darlene Iverson, Monica Hippen and Prairie 5 Rides representative Paul Coyour.

Wolfington noted the end of an era. The Heartland Express bus service is now managed by Prairie 5 Rides as of today He acknowledged Cook, Koenigs, Iverson and Hippen for their years of service and thanked them for their loyalty. Coyour expressed Prairie 5 Ride's excitement to be in Benson.

Mayor Landmark asked for any additions to the agenda. Wolfington asked to add DoMat's Variance Application, Northern Ag Service Elevator purchase and Swift County-Benson Hospital assisted living financing update. 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:

- July 18, 2016 City Council Minutes
- May 5, 2016 Park Board Minutes
- Women of Today Armory fee waived for the Holiday Expo
- 2016 Kid Day Report with a suggestion by Collins to shop locally when possible
- Current Calendar of Events

There was no one present with unscheduled business.

Next Wilcox reviewed the tax abatement request from DoMat's for their new building. It was moved by Collins, seconded by Evenson and carried unanimously to approve the Findings of Facts as presented by Wilcox. After discussion, it was moved by Collins, seconded by Evenson and carried unanimously to deny DoMat's the tax abatement request.

Next Wolfington said there was a public hearing for a variance request from DoMats. The City Ordinance showed they are short 10 parking stalls according to their site plan. Wolfington said at the Public Hearing today, the Planning Commission found due to a practical difficulty requiring them to have a storm water drainage pond on their premises, it covers an area that could be used for parking stalls. Wolfington went on to say the Planning Commission recommended approval of the variance request at their meeting today, and that staff recommends approval. It was moved by Pogge-Weaver, seconded by Collins and carried unanimously to approve DoMat's Variance Application.

Wilcox went over a Findings of Facts on a tax abatement request from Willmar Fabrication. They are looking to relocate in a building they have on Hall Avenue. Steve Claussen is requesting 100% abatement for 10 years beginning November 1, 2016. Wilcox went on to say the Council needs to determine if the amount of abatement will equal the cost to the City of the abatement, which is approximately \$160,000. He also stated in his opinion Claussen Properties does qualify for tax abatement. After discussion, it was moved by Evenson, seconded by Collins and carried unanimously to set a public hearing at the September 6, 2016 City Council Meeting at 5:30 p.m. to take comments for or against the tax abatement request.

Wolfington stated the walking trail at Northside Rec will be resurfaced and new handicapped ramps put in by MnDOT. He presented a Limited Use Permit by MnDOT for the walking trail that needs completion. Councilmember Evenson offered the following resolution:

**CITY MUNICIPAL NON-MOTORIZED RECREATIONAL TRAIL
(RESOLUTION 2016-19)**

WHEREAS, the Commissioner of Transportation of the State of Minnesota has made available certain trunk Highway right-of-way as shown in red on exhibit “A” in Limited Use Permit, and made part thereof for the purpose of constructing, maintaining a Municipal Identification Non-Motorized Recreational Trail; and

WHEREAS, the City of Benson desired to make available to its citizens and visitors, such an area for the aforementioned purposes, in harmony and keeping with its recreational plan, and, forth in the Limited Use Permit, and made a part thereof,

NOW THEREFORE, BE IT BE RESOLVED by the Council of the City of Benson, Minnesota, that the Mayor and City Administrator of the City of Benson executed the aforesaid Limited Use Permit.

Councilmember Heinzig seconded the foregoing Resolution and the following vote was recorded AYES: Collins, Heinzig, Landmark, Evenson, Pogge-Weaver. NAYES: None. Thereupon the Mayor declared Resolution 2016-19 duly passed and adopted.

Next was a request from Mi Mexico to purchase the buildings at 1226 and 1228 Atlantic Avenue to move their restaurant into. They are offering to purchase each building for a dollar with the City fixing the structural basement issues. Heinzig asked how much money the City has put toward these buildings. Wolfington said up to \$20,000. After discussion, Heinzig moved to forward this request to the EDA with a recommendation to include expenses the City has into the buildings into any possible loan application. It was seconded by Collins and the motion carried unanimously.

There was a final pay request from Kue Contractors, Inc. for work on the Street garage building. It was moved by Collins, seconded by Evenson and carried unanimously to approve Pay Request #7 in the amount of \$5,000.

Enderson approached the Council with an update. They are planning on pursuing USDA financing for their assisted living project. Kevin with the USDA is examining whether the 5013C at Scofield Place would be eligible for a loan because of its change of ownership with the Hospital District. It could take up to 60 days to hear back from the USDA. The USDA will do an examined forecast which will examine the hospital financials. Wolfington stated part of the land they hope to build on has a subdivision amendment and possible zoning issues. Enderson stated the USDA year ends in September, so there will be no award this year. Also they probably will not look at applications until February of 2017 as the upcoming elections could change the dynamics of the USDA funding programs.

Next was a conference call with Regional Manager Larry from Northern Ag Services to discuss the possible purchase of their elevator on Atlantic Avenue. Larry stated one proposal is the City buys the elevator for \$190,000 and Northern Ag demolishes the building and hauls away the debris. Another proposal is to sell to the City for \$165,000 and all of the elevator would be demolished but the concrete silos which would be capped off. Wolfington asked if there was clear title. Larry stated the land was deeded to them. Larry went on to say no footings will be removed and, they will take care of railroad permitting, insurance and the demo would be complete in 12 months. The Council thanked Larry for his time. Councilmember Collins asked how they would fund this project. Wolfington said EDA, and funds could be budgeted from the general fund reserves. Pogge-Weaver said he felt that money could be put into City infrastructure or toward a new City Hall. It was moved by Heinzig to add new City Hall construction to the Special City Council strategic planning meeting to be held on August 8, 2016, along

with Atlantic Avenue elevator purchase among other strategic planning items from the January 2016 meeting. The motion was seconded by Evenson and carried unanimously.

There being no other business, a motion was made by Evenson, seconded by Collins and carried unanimously to adjourn the meeting at 6:54 p.m.

City Clerk

Mayor