

**MINUTES - BENSON CITY COUNCIL - REGULAR MEETING  
SEPTEMBER 6, 2016**

The meeting was called to order at 5:30 p.m. by Mayor Landmark. Members present: Terri Collins, Jack Evenson, Gary Landmark & Stephanie Heinzig. Members Absent: Jonathon Pogge-Weaver. Also present: City Manager Rob Wolfington, Director of Finance Glen Pederson, Police Chief Ian Hodge, Director of Public Works Dan Gens, City Attorney Don Wilcox, Countryside Public Health Representatives Liz Auch, Ashlie Johnson and Amber Andahl, Civic Center Board Representative Bill McGeary, Golf Club Representatives Sally Jones and Jerry Peterson, Willmar Fabrication Representatives Ann Kettlekamp and Angela Koosman, Dan Enderson and Kurt Waldbillig with the Swift County-Benson Hospital.

Mayor Landmark asked for any additions to the agenda, to which there were none. No consent agenda items were moved to the regular agenda. A motion was made by Evenson, seconded by Heinzig 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:

- August 15, 2016 City Council Minutes
- June 2, 2016 Special EDA Minutes

Mayor Landmark asked for people with unscheduled business, to which there were none.

Mayor Landmark opened the Tax Abatement Public Hearing at 5:30 p.m. Willmar Fabrication is going to locate their business from Willmar to the old LorAl building on Hall Avenue and are asking for 100% tax abatement from the City for a ten year period. They are not asking for abatement from the school district or Swift County. Wilcox reviewed his findings of facts and said it is the Council's role to find what is in the best interest of the City. Angela Koosman from Willmar Fabrication approached the Council and gave a presentation. She stated the abatement would help them to gut the production areas of the building and remodel it. They hope to immediately bring 25 jobs to the area. Wilcox asked about committing to stay in Benson to which Koosman replied they plan to stay. She said Willmar Fabrication is planning to come whether they receive the abatement or not. If they do not get abatement, they will not do all the planned renovations to the building. She estimated the total cost of the project to be between \$250,000 and \$350,000. After discussion it was moved by Pogge-Weaver, seconded by Collins and carried unanimously to close the Public Hearing at 5:50 p.m. The decision whether to grant abatement will be decided at the next City Council meeting.

Next Bill McGeary with the Civic Center Board approached the Council with a request to pave the east parking lot of the Civic Center. The City is paving the driveway to the helipad, and the Board hoped to do the parking lot at the same time. The total cost estimate from Public Works Director Gens is \$17,080.00, and McGeary stated the Civic Center Board will pay half that cost. Mayor Landmark discussed this isn't in the budget, and there are plans to fix the Civic Center roof and a new furnace is needed in the north end of the building as well. It was moved by Evenson, seconded by Collins and carried unanimously to table the request. The Council agreed to keep this request in mind when they are going through the 2017 budget process.

Auch, Johnson and Andahl from Countryside Public Health gave a presentation on amending the City's Tobacco Ordinance to include E-Cigarettes, due to State mandates. It was moved by Pogge-Weaver, seconded by Evenson and carried unanimously to approve the 1<sup>st</sup> Reading of Amending Chapter 112: Tobacco and Related Devices and Products .

Next Waldbillig and Enderson approached the Council with updates to their loan process for the hospital and assisted living project. They are going through the USDA loan process. They have found they are ineligible to apply for the loan under Scofield Place as a 5013C entity. It will have to be the hospital that applies for the loan. Enderson went on to say at the last hospital board meeting, they approved engaging Eide-Bailey to do an examined forecast of their financials which a USDA requirement. The 2007 and 2013 debt was rolled into the 2014 bond with the County. With this bond out there, it would mean the USDA would be subordinate to the first bond and they will not take that position. The County Commissioners voted against supporting the hospital moving forward. After discussion, Collins offered the following resolution:

**SWIFT COUNTY-BENSON HOSPITAL  
CAPITAL IMPROVEMENT RESOLUTION  
(RESOLUTION 2016-20)**

**WHEREAS**, Swift County – Benson Hospital, (SCBH), is engaged in studying the feasibility of a capital improvement project which will potentially include the construction of a senior living facility and remodeling of the existing hospital plant; and,

**WHEREAS**, as part of this feasibility study includes determining the scope of the project that would be feasible and exploring options for financing the project if found to be feasible; and,

**WHEREAS**, under the Minnesota enabling statute that authorized the formation of SCBH as a hospital district, SCBH has no authority to borrow funds in excess of \$50,000.00 without the approval of the County of Swift and the City of Benson; and,

**WHEREAS**, one component of the feasibility study is an Examined Forecast to be completed by Eide Bailly, the estimated cost of which to SCBH will be \$85,000.00; and,

**WHEREAS**, SCBH is unwilling to expend \$85,000.00 for the Examined Forecast unless it has the assurance from the County of Swift and the City of Benson that if the project is determined to be feasible and if SCBH identifies a source of financing which either does not require the financial backing of the county or city or requires the financial backing of the county or city in a form acceptable to the county and city then, under those circumstances, the County of Swift and the City of Benson will not withhold their approval of such financing; and;

**WHEREAS**, the City of Benson is supportive of the efforts of SCBH in regard to the proposed capital improvement project.

**NOW THEREFORE BE IT HEREBY RESOLVED** that if, after completion of the feasibility study, SCBH determines that all or part of the proposed capital improvement project is financially feasible and if SCBH successfully identifies a source of financing which either does not require the financial backing of the city or requires only financial backing of the city in a form that is acceptable to the city then, under those circumstances, the City of Benson will not withhold approval of such financing by SCBH for its feasible capital improvement project up to the amount needed to complete the proposed senior housing facility, complete the proposed remodeling of the existing hospital plant and payoff the existing bonded debt of SCBH.

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 2016-20 duly passed and adopted.

Peterson and Jones from the Golf Course approached the Council and re-capped the funding they received from the City last year, and are asking for \$35,000 in operational assistance and \$25,000 in

capital improvement assistance for next year. They also discussed some changes in operations already showing some pay off.

Hodge presented a Capital Outlay Request to the Council for new body cameras for the police. There was discussion on the current body camera policies and procedures which are in compliance with state statutes. After discussion, it was moved by Evenson, seconded by Pogge-Weaver and carried unanimously to approve the purchase of 10 body cameras at a cost of \$14,940.

Gens discussed it is time to re-evaluate the wastewater treatment plant. These plants typically have about a 20 year life cycle and having Stantec do a review would be the first step in a 5 year process. After discussion it was moved by Evenson, seconded by Collins and carried unanimously to approve Stantec Engineers come and study the wastewater treatment facility at a cost of \$9,900.

The 2017 budget and levy was discussed. The Council reviewed the budget and levy increase. After discussion, Councilmember Evenson offered the following resolution:

**RESOLUTION ADOPTING PROPOSED 2016 PROPERTY  
TAX LEVY, COLLECTIBLE IN 2017  
(RESOLUTION NO. 2016-21)**

BE IT RESOLVED by the City Council of the City of Benson, County of Swift, Minnesota that the following proposed sums of money be levied for the current year, collectible in 2017, upon the taxable property in the City of Benson, for the following purposes:

General Fund Levy	\$673,792
Police Personnel	664,750
Library Fund Levy	113,778
G.O. Equipment Bonds 2014 – Golf	49,447
G.O. CIP Bonds 2014 – Street Garage	<u>68,552</u>
<b>Total</b>	<b>\$1,570,319</b>

BE IT FURTHER RESOLVED that the following sum of money be levied for the current year, collectible in 2017, based upon the market value of the taxable property in the City of Benson, for the following purpose:

G.O. Swimming Pool	\$ <u>74,332</u>
<b>Total</b>	<b>\$74,332</b>

BE IT FURTHER RESOLVED that the City Council will hold its Truth in Taxation Hearing on Monday, December 5, 2016 at 6:00 p.m. in the Benson City Council Chambers. Comments may be made by calling 320-843-4775, email to [staff@bensonmn.org](mailto:staff@bensonmn.org) or by postal mail to 1410 Kansas Avenue, Benson, MN 56215.

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 2016-21 duly passed and adopted.

Councilmember Collins offered the following resolution:

**RESOLUTION CERTIFYING THE PROPOSED GENERAL FUND OPERATING BUDGET  
FOR THE CALENDAR YEAR 2017 FOR THE CITY OF BENSON, MINNESOTA  
(RESOLUTION NO. 2016-22)**

BE IT RESOLVED, that the proposed Operating Budget for the General Fund of the City of Benson, Minnesota, for the fiscal year beginning January 1, 2017 and ending December 31, 2017 is hereby approved.

BE IT FURTHER RESOLVED, that the budget is summarized as follows:

<u>Revenues</u>	
Taxes - General	\$1,338,542
Taxes - Library	113,778
State Grants and Aids	1,112,216
Other Revenues	<u>1,217,597</u>
<b>Total Revenues</b>	<b>\$3,782,133</b>
 <u>Expenditures</u>	
General Government	\$667,220
Public Safety	1,178,615
Highways, Streets and Roads	590,550
Parks and Recreation	469,920
Public Transit	7,500
Public Library	116,178
Capital Outlay	500,000
Other Expenditures	<u>252,150</u>
<b>Total Expenditures</b>	<b>\$3,782,133</b>

**Excess (Deficiency) of Revenues over Expenditures** **\$0**

BE IT FURTHER RESOLVED, that the City Manager shall cause the entire Proposed Operating Budget to be printed and filed in the City Office for inspection and reference by the public.

Councilmember Evenson seconded the foregoing Resolution and the following vote was recorded  
 AYES: Collins, Heinzig, Landmark, Evenson, Pogge-Weaver. NAYES: None. Thereupon the Mayor declared Resolution 2016-22 duly passed and adopted.

Next Wolfington presented an agreement and resolution by MnDOT Aeronautics for the airport rehabilitation pavement grant. Councilmember Pogge-Weaver offered the following resolution:

**AUTHORIZATION TO EXECUTE  
 MINNESOTA DEPARTMENT OF TRANSPORTATION  
 GRANT AGREEMENT FOR AIRPORT IMPROVEMENT  
 EXCLUDING LAND ACQUISITION  
 (RESOLUTION 2016- 23)**

**It is resolved by the City of Benson as follows:**

1. That the state of Minnesota Agreement No. 1026290,  
 “Grant Agreement for Airport Improvement Excluding Land Acquisition,” for State Project No. A7601-34 at the Benson Municipal Airport is accepted.
2. That the Mayor and the City Manager are authorized to execute this Agreement and any amendments on behalf of the City of Benson

Councilmember Collins seconded the foregoing Resolution and the following vote was recorded  
 AYES: Collins, Heinzig, Landmark, Evenson, Pogge-Weaver. NAYES: None. Thereupon the Mayor declared Resolution 2016-23 duly passed and adopted.

Wolfington presented the proposed City Hall Site Evaluation Study on Captain Eaton Park prepared by Widseth, Smith and Nolting. Wolfington said there are two considerations for this site. First the City will need to secure clean title since Captain Eaton Park was purchased with state funds, and second the sewer service will need to be installed prior to 2017 construction. Wolfington said he has ordered an appraisal of the Loen building on Hall Avenue for a possible Police Department location.

There being no other business, a motion was made by Evenson, seconded by Heinzig and carried unanimously to adjourn the meeting at 7:20 p.m.

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City Clerk

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Mayor