

**MINUTES - BENSON CITY COUNCIL REGULAR MEETING
CITY HALL
MARCH 21, 2022**

The meeting was called to order at 5:30 p.m. by Mayor Collins. Members present: Jack Evenson, Terri Collins, Mark Schreck & Lucas Olson. Present Telephonically Jon Buyck. Members Absent: None. Also present: City Manager Rob Wolfington, Director of Finance Glen Pederson, Police Chief Ian Hodge, Public Works Director Dan Gens, CEDA Representative Hillary Tweed, Jennifer Sullivan, Simeon Peterson, Swift County-Benson Healthservices Co-Administrators Dan Enderson and Melissa Thompson, David Drown Associates Representative Liza Donabauer and Reed Anfinson. Also present telephonically CEDA Representative Sarah Weese.

The Council recited the Pledge of Allegiance.

The Mayor called the meeting to order at 5:30 p.m. She asked for any changes to the agenda. A zoning request from Stony Ridge Foods was added. It was moved by Evenson, seconded by Schreck and carried unanimously to approve the amended agenda.

It was moved by Schreck, seconded by Evenson and carried unanimously to approve the following items on the consent agenda:

- March 7, 2022 City Council Minutes
- LELS Notice of Intent to Negotiate Police Union Contract
- MRES 57th Annual Meeting – May 11-12, 2022
- The following liquor licenses effective April 13, 2022:

Off-Sale 3.2 Malt Beverage License:

Holiday Stationstore, LLC

Sunday Liquor License:

Track Bar & Grill, LLC
McKinney's on Southside
Benson Golf Club
Patrick's Pub & Grill

On-Sale Liquor License:

McKinney's on Southside
Benson Golf Club
Patrick's Pub & Grill
Mi Mexico
Track Bar & Grill, LLC

Sidewalk Café Permit

Patrick's Pub & Grill, LLC

- The following General license effective April 1, 2022:

Garbage Collection License:

Mattheisen Disposal

▪Electronic Transfers:

Payroll: February 24, 2022 - \$90,295.16

March 10, 2022 - \$108,430.57

Journal Entries: February 2022 - \$1,655,485.85

The Mayor call for anyone with unscheduled business, to which there was no one.

Jen Sullivan from Patrick's Pub and Grill approached the City Council about Kid Day weekend, and the desire to hold a street dance on Friday, July 15th, 2022. She said they are also holding a bean bag tournament the following Saturday. They requested closing 13th St. S. between Kansas and Pacific

Avenues Friday and Saturday of Kid Day weekend. Sullivan said they have a certificate of liability insurance that covers the building, sidewalk and street. After discussion, it was moved by Olson, seconded by Schreck and carried unanimously to approve Patrick's Pub and Grill's request to close 13th St. S. between Kansas & Pacific Avenues from 6am July 15 – 8am July 16, 2022 for their street dance and bean bag tournament.

Next the Mayor asked Evenson, a member of the Planning Commission, to discuss the Conditional Use Permit (CUP) received from Simeon Peterson for a slaughterhouse at 640 Atlantic Avenue. Evenson said there was a public hearing on the CUP earlier today at the Planning Commission meeting. A slaughterhouse is a permitted use in a B-2 zone with conditions. Evenson said the Planning Commission recommended approval of the CUP with the following conditions:

- All animal-related and business activities shall be conducted indoors. No Outdoor storage including animals or trailers are allowed.
- The Conditional Use Permit will limit the size of the facility for the animals and the number of animals for keeping or slaughtering to a combination of 7 beef and hog units.
- The applicant shall submit to the City a plan showing all staging areas for the temporary storage of carcasses and disposal of animal remains.
- The owner shall conduct all uses and activities in strict conformance with all Federal and State Laws.
- The owner or operator shall conduct the slaughtering of animals inside a closed building in a confined area to prevent the transmission of sound associated with the slaughter to the outside.
- The hours of operation for the facility shall be subject to approval by the City Council as part of the conditional use permit.
- The owner or operator shall not hold live animals on-site for more than 24 hours.
- The fencing and screening standards in Sec. 154.017 of the Code of Ordinance requires a commercial use abutting residential zoned property use, are to provide screening. Suggested 6' solid fence and vegetative screening against residential use on east side of property.
- The owner or operator shall screen all loading and unloading areas from view from adjacent properties and public streets to include vegetation.
- An industrial waste water permit shall be obtained.
- The owner or operator shall dispose of all waste in accordance with all applicable laws and regulations. This included, but is not limited to, all sewage, processed and unprocessed animal parts, manure, entrails, blood, hides and bones. At a minimum, the owner or operator shall dispose of waste within forty-eight (48) hours of being produced, shall store all waste in airtight containers and shall keep all waste in fully enclosed structures. The owner or operator shall remove from the site on a daily basis the manure from the holding areas.

Mayor Collins then asked what the next step is. Wolfington said if the CUP is approved by the Council, then the applicant must apply for a demolition permit for the building he wishes to tear down, then he can apply for a building permit. After discussion, it was moved by Evenson, seconded by Schreck and the following vote was taken: AYES: Collins, Evenson, Buyck, Schreck. NAYES: None. ABSTAIN: Olson.

Enderson and Thompson approached the Council to update them on what is happening at Swift County-Benson Healthservices (SCBHS). Thompson said the Hospital is in its third year of a management agreement with CentraCare. At the beginning of the year they have started looking to what

will happen in January of 2023. Financials and modeling have been conducted. She said there has been a lot of changes over the last 2 years with surgeries returning and financials are looking better. Enderson presented financial modeling with scenario and financial modeling, qualitative & quantitative impact as well as SCBHS 2021 year-end financials. Thompson continued the next step is to either continue the management agreement or go to full affiliation with CentraCare, and that this decision will be made by July 1, 2022. SCBHS has either completed or are in process of completing a list of items requested by CentraCare. There was an update on the emergency Room remodel and staffing. The Council thanked Enderson and Thompson for the update.

Gens approached with a quote from Water Tower Clean and Coat, Inc. to clean and inspect the inside and clean the outside of the water tower. After discussion it was moved by Schreck, seconded by Olson and carried unanimously to approve the quote from Water Tower Clean and Coat, Inc. in the amount of \$8,600.

Gens then discussed the problems with the sanitary and storm sewers by the Dairy Queen and the need to jet the lines and to locate any cross connection. He said we have a good jet truck, but we are looking to jet and vacuum the storm & sanitary sewer and televising them. The prices are listed on the quote, but until they get into the project. They don't know the exact distance they need to go. They also have the ability to eliminate any cross connections that they may find. There was discussion on the project. It was then moved by Olson, seconded by Evenson and carried unanimously to approve the quote as presented.

Lastly, Gens presented two quotes for mosquito control chemicals for 2022 as follows:

Versaris – Kontrol 4-4 \$40/ gallon
Clarke – Biomist 4-4 \$73.36/gallon

After discussion it was moved by Evenson, seconded by Schreck and carried unanimously to approve the quote from Versaris as presented.

Pederson approached with updates to the new garbage cart program. He said there has been a good response from the citizens on the size carts they need. He discussed quantities and the quote for purchasing the carts and spare parts to have on hand for repairs. Pederson said he has met with Mattheisen Disposal on their new garbage contract which will come to Council in the next few weeks. He also discussed replacing Mattheisen Disposal garbage carts on City property with City of Benson carts, to which the Council was in consensus with.

It was moved by Evenson seconded by Schreck and carried unanimously to approve the bills and warrants in the amount of \$488,149.81.

Wolfington presented a petition to rezone the property to the east of the Stony Ridge plant on the north side of Hwy 12. He informed the Council that Stony Ridge bought some of the land next to the proposed slaughterhouse facility. After discussion, it was moved by Evenson, seconded by Schreck and carried unanimously to refer the rezoning request to the Planning Commission for processing. The following vote was taken: AYES: Collins, Schreck, Buyck, Evenson. NAYES: None. ABSTAIN: Olson. Wolfington said there will be a 60-day timeline to either approve or deny the request.

Donabauer approached the Council with information on the next phase of the City Manager search. She said last week she emailed information to the Councilmembers on applicants to include cover letters, resumes, video interviews and personality tests. Each candidate was assigned a number, and she asked that the candidates be referred to by the assigned number. She said after the finalists are picked, she will contact them and make their names available tomorrow for public knowledge. Ballots were passed out to the Councilmembers and given to Donabauer. She read the results of the 8 candidates and asked the Council how many they would like to invite for the final interviews. The Council agreed on the top 3. It was also agreed if one of the top 3 withdrew, Donabauer would extend an invitation to the next candidate.

The final two-day schedule for the interview process was reviewed. It was then moved by Evenson, seconded by Olson and carried unanimously to finalize the interview schedule as discussed. Donabauer then asked about travel reimbursement for the candidates. Options were discussed and it was then moved by Evenson, seconded by Olson and carried unanimously to approve lodging at the Country Inn in Benson for the candidates.

There being no further business to come before the Council a motion was made by Evenson, seconded by Schreck and carried unanimously to adjourn the Council meeting at 6:23 p.m.

Mayor

City Clerk