

**MINUTES - BENSON CITY COUNCIL - REGULAR MEETING
APRIL 20, 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, Police Chief Ian Hodge, County Administrator Mike Pogge-Weaver, Wayne Knutson and Darla Schwendemann from the Swift County Assessor's office

The Council recited the Pledge of Allegiance.

The Mayor declared the Board of Review Open.

Knutson and Schwendemann approached the Council and gave a presentation of property valuations for the City of Benson. There was no one in attendance to address the Council on property valuations. Knutson also discussed on-line or classroom Board of Review training options for the Council members.

Next Mike Pogge-Weaver approached the Council and presented the County's strategic plan update. Some of the items highlighted the rapidly aging population in Swift County, housing, day care, education and immigration. He said the entire plan is on the County's website. He thanked the City for their participation in the plan.

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

- April 6, 2015 City Council Minutes
- March 9, 2015 Park Board Minutes
- February 11, 2015 EDA Minutes

The Mayor recognized Boards and Commissions.

It was moved by Evenson, seconded by Heinzig and carried unanimously to approve the following sewer tap licenses effective April 20, 2015:

- Rapid Response Plumbing & Heating
- T & K Kennedy Excavating

Chief Hodge came forward and presented the March Police Report.

Wolfington presented a lease agreement with Case for the north end of the Civic Center. They had initially indicated they were going to vacate the property but now wish to renew the lease. The new lease will be for 3 years with annual renewals. They would like to use it for motor assembly. This space had been designated as a Trade Free Zone last year by the Council. After discussion, it was moved by Heinzig, seconded by Fugleberg and carried unanimously to approve the lease agreement with Case for the north end of the Civic Center.

Next Wolfington discussed a land transfer agreement with Hawley Properties to the City of Benson to be used only for construction of a Senior Living facility. After discussion, it was the consensus of the Council to wait until after the Public Hearing on rezoning on May 4, 2015 to make their decision.

Wolfington said there will be a joint special EDA and City Council meeting on Thursday, April 23, 2015 at 5:30 p.m. in the APMC clinic conference room. He said this will be a work meeting to discuss financing of the proposed Assisted Living project.

Mayor Kittelson reviewed the Arbor Day Proclamation. It was moved by Evenson, Seconded by Heinzig and carried unanimously to approve the following proclamation:

ARBOR DAY PROCLAMATION

Whereas, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world, and

Whereas, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal, and

Whereas, Benson has been recognized as a Tree City USA by The National Arbor Day Foundation and desires to continue its tree-planting practices.

NOW, THEREFORE, I, Paul Kittelson, Mayor of the city of Benson, do hereby proclaim April 24, 2015 as

ARBOR DAY

in the City of Benson, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Next Wolfington discussed burying the residential electrical service underground behind Denfeld Drive. When the City puts electrical service underground, cable TV and the phone lines usually go underground with us. This time, CenturyLink has decided they do not want to bury with us, which would leave poles behind Denfeld Drive. They cited a 1950 agreement between the City and Swift County Telephone Company which allows them to continue to rent poles from the City. Wolfington stated there will be a meeting with CenturyLink to show them our 20 year electrical plan this Thursday. He also mentioned he has discussed this with the City Attorney.

Gens approached the Council and said the warrantee for the Caterpillar Generators in the power plant are going to expire soon. Ziegler presented a new warrantee contract which is a three year contract. Total cost for the warrantee will be \$67,350 for all five engines. Wolfington said the generators bring in \$500,000 in revenues, and we are under a "must serve" obligation. It was moved by Fitz, seconded by Evenson and carried unanimously to approve the three year contract with Ziegler as presented.

Gens said the bids for the Street garage addition were opened today. The following bids were presented:

Bidders	Base Bid	Alternate 1 Airlines & Accessories	Alternate 2 Painting Metal Frame Structure	Alternate 3 Above Ground Water Lines	Total Bid
J & D Construction	\$720,813	\$10,780	\$2,000	\$5,060	\$738,653
Project One Construction	\$595,514	\$10,500	\$6,000	\$5,000	\$617,014
KECC	\$662,245	\$11,225	\$8,000	\$11,749	\$693,219
Ebert Construction	\$617,600	\$10,200	\$5,300	\$4,800	\$637,900
Vercon	\$673,500	\$12,600	\$7,900	\$13,200	\$707,200
Gopher State Contracting	\$681,943	\$10,700	\$10,000	\$5,100	\$707,743
Corner Stone Construction	\$576,800	\$10,300	\$5,700	\$4,900	\$597,700
KUE Contractors	\$567,390	\$10,250	\$3,500	\$4,900	\$586,040

After discussion it was moved by Heinzig, seconded by Fugleberg and carried unanimously to approve the bid from KUE Contractors in the amount of \$586,040.

Next was discussion on the old trailer park on 10th Street North. Wolfington stated he has been in contact with the owner, Pete Sampair, from White Bear Lake, Minnesota. Wolfington noted the property is neglected, and is impossible to keep mowed with the utility hook-ups and dilapidated buildings on the site. He said he has negotiated a price for the City to purchase the land at \$40,000, with Sampair agreeing to donate \$5,000 back to the City. This land is adjacent to the Victory Addition, and could look more attractive to a developer to have the extra land. Wolfington said the City would clean the property as time permitted, and it will be a work in progress. After discussion, it was moved by Evenson, seconded by Fitz and carried unanimously to purchase the land for \$40,000 out of the EDA funds.

Gens presented a proposal to purchase the house at 2235 Kansas Ave. It is a blighted property, and their sewer service will need to be replaced along with the sewer replacement project from Wisconsin Avenue to 22nd Street. If we purchase the property, we can abandon the line. Gens stated the property is assessed at \$18,000 but has negotiated a \$10,000 purchase price. After discussion, it was moved by Fugleberg, seconded by Fitz and carried unanimously to purchase the property at 2235 Kansas Avenue for demolition for \$10,000 to be paid out of the Street Capital Fund.

It was moved by Fitz, seconded by Evenson and carried unanimously to approve the Small Cities grant payment in the amount of \$15,110.00.

It was moved by Fitz, seconded by Evenson and carried unanimously to approve the Small Cities grant payment in the amount of \$12,882.00.

It was moved by Fitz, seconded by Evenson and carried unanimously to approve the Small Cities grant payment in the amount of \$5,163.00.

The Council reviewed the March 2015 Budget Report.

It was moved by Evenson, seconded by Heinzig and carried unanimously to approve the bills and warrants in the amount of \$306,791.35

The Mayor closed the Board of Review at 6:26 p.m.

There being no other business, a motion was made by Fugleberg, seconded by Evenson and carried unanimously to adjourn the meeting at 6:27 p.m.

Mayor

City Clerk