

**City Council Meeting
City Council Chambers - Telephonically
April 6, 2020**

City of Benson Mission Statement

Benson is a forward-looking community that values public safety,
Quality of life and treats people with dignity and respect.

Call-in Information

Dial In: 1-425-436-6384
Access Code: 457987#

| Page | | Action Requested |
|-------|---|-------------------------|
| | 1. 5:30 p.m. Call the Meeting to Order (Mayor) | |
| | 2. Pledge of Allegiance | |
| | 3. Approval of Agenda | |
| | Additions? <input type="checkbox"/> None 1. _____ 2. _____ | |
| | Any Consent Agenda items to be moved to a regular agenda item? | |
| | Approval of Agenda ____ as Presented or ____ Revised | Action Requested |
| | 4. Consent Agenda: | Action Requested |
| | a. Minutes: | |
| 3-6 | ▪ 3.16.2020 City Council Meeting | |
| 7 | ▪ 2.3.2020 Special EDA Meeting | |
| 8-9 | ▪ 2.24.2020 EDA Meeting | |
| | b. Electronic Transfers: | |
| | ▪ Payroll: \$87,828.62 – March 26, 2020 | |
| | 5. Persons With Unscheduled Business to Come Before the Council | |
| 10-31 | 6. Consider Land Use and Zoning Changes: | |
| | ▪ Land Use at 716 & 720 Atlantic Avenue | Action Requested |
| | ▪ First Reading of Zoning Change at 716 & 720 Atlantic Avenue | Action Requested |
| 32-33 | 7. Consider Resolution Authorizing Emergency Measures by the City Manager | Action Requested |
| | 8. Update Council on the Land Auction and Purchase | Information Only |
| | 9. Update the City Council on Sw. Co-Benson Health Svcs Loan & Grant Agreement | Information Only |
| 34-35 | 10. Consider Trades House Purchase 16 th St. S. & McKinney | Action Requested |
| 36-44 | 11. How the Cares Act will benefit Local Government & School Districts | Information Only |
| 45 | 12. Arbor Day Proclamation | Action Requested |
| 46-47 | 13. Consider Resolution Authorizing Transfer of Xcel Energy Grant Dollars: | |
| | ▪ 2019 Sanitary Sewer Collection & Treatment Improvements-\$112,042.51 | Action Requested |
| | ▪ 2020 Sanitary WWTP Flood Protection Protection-\$17,068.00 | Action Requested |
| 48-52 | 14. Consider Pay Requests from Minnesota Mechanical Solutions: | |

- Pay Request #2 – Work on the Water Plant - \$147,202.50
- Pay Request #3 – Work on the Water Plant - \$98,325.00

Action Requested
Action Requested

53 15. Consider Resolution Accepting Donations

Action Requested

16. Adjourn: Mayor

Action Requested

In compliance with the American Disability Act, if you need special assistance to participate in this meeting, please contact the City Manager's office at 320-843-4775. Notification 48 hours prior to the meeting will enable the City of make reasonable arrangements to ensure accessibility to this meeting.

DRAFT

**MINUTES - BENSON CITY COUNCIL MEETING
BENSON ARMORY
MARCH 16, 2020**

The meeting was called to order at 5:30 p.m. by Mayor Collins. Members present: Jack Evenson, Terri Collins, Mark Schreck & Lucas Olson. Members Absent: Jon Buyck. Also present: City Manager Rob Wolfington, Director of Finance Glen Pederson, Public Works Director Dan Gens, Police Chief Ian Hodge, Rob Hoffman & Bob Erdman from the Racquetball Club, Jen Sullivan from Patrick's Pub & Grill, Swift County-Benson Health Services Co-CEO's Dan Enderson and Melissa Thompson, Mark Hughes.

The Mayor asked for any changes to the agenda. The closed session to discuss purchase price of real property was removed from the agenda. It was moved by Schreck, seconded by Evenson and carried unanimously to approve the amended agenda.

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

- February 3, 2020 City Council Minutes
- March 2, 2020 City Council Minutes
- February 3, 2020 Planning Commission Minutes
- October 16, 2019 Cemetery Minutes
- December 4, 2019 Cemetery Minutes
- Larry Smith App. to the Cemetery Board -Term expiring December 31, 2022
- The following liquor licenses effective April 13, 2020 contingent upon receiving the necessary paperwork:

Off-Sale 3.2 Malt Beverage License:
Holiday Stationstore, LLC

Sunday Liquor License:
Benson VFW
Benson Bowler
Benson Golf Club
Patrick's Pub & Grill
McKinney's on Southside

On-Sale Liquor License:
Benson Bowler
Benson Golf Club
Patrick's Pub & Grill
Mi Mexico
McKinney's on Southside

Sidewalk Café Permit
Patrick's Pub & Grill, LLC

Off-Sale 3.2 Malt Beverage License:
Holiday Stationstore, LLC

- The following General licenses effective April 1, 2020:

Roller skating License:
Svor's Family Roller Rink

Garbage Collection License:
Mattheisen Disposal

Sewer Tap License:
Grossman Plumbing and Heating
Hawley's Inc.
Craig's Refrigeration
Rapid Response Plumbing & Heating
T & K Kennedy Inc.

Electronic Transfers:

- Payroll: \$103,623.11 – March 12, 2020
- Journal: \$1,966,084.21 – February 2020

There was no one with unscheduled business.

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 17th, 2020. 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. Per last year's agreement, it is suggested Sullivans talk to the neighboring businesses, about the times they would like to close the street and suggested they bring a certificate of liability insurance in to City Hall. After discussion, it was moved by Evenson, seconded by Olson and carried unanimously to approve Patrick's Pub and Grill's request to close 13th St. S. between Kansas & Pacific Avenues from 6am July 17 - 8am July 19, 2020 for their street dance and bean bag tournament.

Erdman & Hoffman presented a proposal to the Council with a list of repairs they wish to make at the Racquetball Club. They want to work on the women's locker room to include flooring removal, paint, shower pan replacement, exhaust fan replacement and racquetball court refinishing. Demolition and miscellaneous repairs will be done by members volunteering much the labor. After discussion, it was moved by Evenson, seconded by Schreck and carried unanimously to approve the improvements to the Racquetball Club as presented not to exceed \$9,000.

Wolfington discussed the joint City, Swift County and Hospital meeting March 2, 2020. He presented the slides from that meeting, as well as a resolution the Hospital Board signed that night outlining refinance options for their debt. Wolfington said he has had 6-10 meetings with the administrators of the Hospital and the County. He went on to say there is a tentative special joint meeting on March 30, 2020 with the proposal to loan the Hospital the 2013 GO Bond amount with terms equal to a current bond rate of around 2 ½%. The City could also give a grant over a 2 year period to the Hospital to make necessary repairs to the roof, HVAC system and the boiler. Acting on refinancing now will save \$5 Million over the life of the bond and make the Hospital more appealing to a merger possibility. Enderson agreed. Wolfington said a decision will be made on these items at the special meeting on March 30, with the possibility of a tele-conference depending on how the Coronavirus Pandemic is. It was moved by Evenson, seconded by Olson and carried unanimously to schedule a special City Council meeting in conjunction with Swift County, and Swift County-Benson Hospital board members at 5:30 p.m.in the Armory or by teleconference.

There was a request from the Benson Hospital Foundation for a donation of a 2020 family pool pass for their annual Emerald Eve fundraiser. It was moved by Evenson, seconded by Schreck and carried unanimously to approve donating a 2020 family pool pass to the Emerald Eve fundraiser for the Hospital Foundation fundraiser.

The tagged item pick-up for 2020 was discussed. Dan said he is proposing the same program as last year. It was moved by Schreck, seconded by Olson and carried unanimously to approve holding the tagged item pick-up for May 6-8, 2020 in the same format as last year.

Gens presented overhead to underground conversion materials for electrical lines in 2020. The two areas of concentration will be behind the south end of 10th St. S. and by the hospital. It was moved by Evenson, seconded by Schreck and carried unanimously to approve the parts list quote in the amount of \$63,002.59.

Gens presented a capital outlay quote for a push camera to be used in the sewer lines. He stated when they cannot get into the smaller services with our large camera, we have to hire a plumber with a camera to do the camera work for us. After discussion, it was moved by Olson, seconded by Schreck and carried unanimously to approve the purchase of a push camera from Utility Logistics in the amount of \$9,468.00.

Next Gens presented a capital outlay request for a new mower. He presented a quote from Kubota for a F2690 mower. It has a 72" deck, the cab is easier to remove than the JD mower they looked at, it has a wider wheel base which makes it more safe on the ditch inclines and is a less expensive mower. After discussion, it was moved by Evenson, seconded by Olson and carried unanimously to approve the purchase of a Kubota F2690 mower from Haug Kubota in the amount of \$34,750.93

Gens said he is also submitting a capital outlay request for a new tractor. This was not in the 2020 budget, as they were going to submit a request in 2021, but the current tractor has broken down, and is going to be very expensive to fix. He is asking for a capital authorization request for a Kubota diesel tractor to be purchased before the spring season. Wolfington said there are funds in the capital account to pay for this piece of equipment. After discussion, it was moved by Schreck, seconded by Olson and carried unanimously to approve the capital purchase of a Kubota L Series tractor/mower from Haug Kubota in the amount of \$24,573.38.

Gens presented a quote for street crack filler. It was moved by Schreck, seconded by Evenson and carried unanimously to approve the quote from Brock White in the amount of \$6,412.50.

Next Gens presented quotes for mosquito spray. There were quotes from Univar in the amount of \$4,950.00 and from Clarke in the amount of \$6,050.00. It was moved by Evenson, seconded by Schreck and carried unanimously to approve the quote from Univar in the amount of \$4,950.00.

There was a pay request from O'Day Equipment for the dual fuel system at the airport. This is the last payment to them. Wolfington reminded the Council this project had reimbursement from the federal government. It was then moved by Schreck, seconded by Olson and carried unanimously to approve the final pay request to O'Day Equipment in the amount of \$49,251.80.

Next was a pay request from KHC Construction for work in the wastewater plant. It was moved by Schreck, seconded by Olson and carried unanimously to approve pay request #3 in the amount of \$106,975.70.

Wolfington presented the Emergency Management Ordinance to the Council. He said the Governor of Minnesota declared a Peacetime State of Emergency. Wolfington said he and the Mayor met yesterday to sign an Emergency Declaration which will qualify the City for any State or Federal Emergency reimbursements if needed down the road as a result of the COVID-19 Pandemic. It was moved by Evenson, seconded by Schreck and carried unanimously to approve ratify and extend the Declaration of Local Emergency for 30 days.

It was moved by Evenson, seconded by Schreck and carried unanimously to approve bills and warrants in the amount of \$770,942.23.

Wolfington stated 7-8 parcels of the Sylte land is up for auction south east of Benson. He said the City has had interest in this land in the past. He suggested there be a closed meeting to discuss possibly bidding on the land. Schreck asked if the BIDC is interested in partnering in the purchase. After discussion, it was moved by Evenson, seconded by Schreck and carried unanimously to approve a special closed City Council meeting on March 23, 2020 at 5:30 p.m.

There being no further business to come before the Council upon motion by Schreck, seconded by Evenson and carried unanimously to adjourn the Council meeting at 6:02 p.m.

Mayor

City Clerk

Special EDA Meeting

February 3, 2020

Members Present: Jack Evenson, Pat Hawley, Mark Schreck, Dave Martin, Sheryl Madden, Dan Enderson via phone and Rob Wolfington

Members Absent: Laura Ostlie

Also Present: Brian Samuelson

Chairman Evenson called the meeting to order at 7:30 a.m.

Loan Application – Willmar Fabrication

Wolfington presented a loan application from Willmar Fabrication by owner Steve Claussen. The Loan Committee met and discussed the ask of \$200,000. Claussen is asking \$200,000 from the EDA, Coop Credit Union. The loan committee consisting of Enderson, Schreck and Evenson discussed the loan application. After Discussion, Schreck made the following motion: to approve the loan request for \$200,000 at a 4% interest rate, amortized over 10 years with a 5 year balloon payment, a shared assignment of lease revenue on the east plant on Hwy 12 East, and a shared first on the mortgage on the west building at 2205 Hall Avenue with the Coop Credit Union. He added this loan will be contingent on qualifications being met by the Coop Credit Union for a commercial loan. This motion was seconded by Evenson and carried unanimously.

There being no other business, it was moved by Schreck seconded by Hawley and the meeting was adjourned at 8:15 a.m.

Chairman

Secretary

EDA Meeting

February 24, 2020

Members Present: Jack Evenson, Mark Schreck, Dave Martin, Sheryl Madden, Dan Enderson and Laura Ostlie.

Members Absent: Rob Wolfington, Pat Hawley & Stephanie Heinzig.

Also Present: Brian Samuelson.

Chairman Evenson called the meeting to order at 7:30 a.m.

The minutes of the January 13, 2020 meeting were reviewed. It was moved by Schreck, seconded by Madden and carried unanimously to approve the January 13, 2020 minutes.

Request for Loan Extension – Jesse Hughes

Ostlie said she had a request from Jesse Hughes to extend his loan. His 5-year balloon payment is due and he would like to continue the loan at the current terms of 4% interest, with another 5-year balloon payment due in February of 2025. After discussion, it was moved by Schreck, seconded by Madden and carried unanimously to approve the loan extension to Jesse Hughes at the current terms.

Stoney Ridge Foods Loan Request

Ostlie noted the loan committee met to review a loan request from Stony Ridge Foods. She said the request from Stony Ridge Foods is for \$100,000 is to expand the edible bean packaging part of their business. They have applied for their main financing through REED (Rural Electric Economic Development). The Agralite Board will review the application this week at their board meeting, and they will make a recommendation to REED. REED will review the loan request at their March 10, 2020 meeting. Ostlie noted that this is all contingent on whether the zoning on the two properties is successfully re-zoned from B-2 General Business and R-2 Medium Density Residential, to I-1 Limited Industrial. A map of the two parcels of land Stony Ridge is interested in was presented. Enderson asked how the re-zoning process works. Alsaker stated it goes to a public hearing at the Planning Commission meeting on March 23, 2020. The Planning Commission makes a recommendation to the City Council. If the City Council approves the rezoning and someone contests the ruling, and if prior to the date when an ordinance takes effect, a petition signed by qualified electors of the city equal to the number to 15% of the total vote at the last regular municipal election is filed with the City requesting the ordinance be repealed, or submitted to a vote. After discussion, it was moved by Enderson to approve the recommendation from the EDA loan committee to provide the \$100,000 loan that would be financed at 4%, amortized for 10 years, and have a 5-year balloon to Stony Ridge Foods and a shared second on real property and equipment with the UMRDC. This approval will be contingent on other lenders' commitments, along with meeting the zoning requirements for their expansion plans. The motion was seconded by Madden and the motion carried unanimously.

Nature Energy Visit

Ostlie recapped the meeting with the Danish company Nature Energy from last week. Introductions were made. Lisa Hughes with DEED, Kevin Friesen from the USDA and City Council all were represented at the meeting. In addition to Nature Energy's Chief Business Development Officer being present, there was representation from Jennie-O, a Wisconsin dairy farmer, an engineer, along with other investor reps. Nature Energy gave a presentation of what they do. They are looking at doing 3 projects. One in

Wisconsin and two in Minnesota. Of the three projects the one in western Wisconsin will be using dairy manure, Olmstead County will be using food and compostable waste from the Mayo Clinic. Thoughts are they will use turkey litter, cattle manure and food stock to power the plant. Where Benson has an advantage, is that there has already been a property identified. Evenson said during the tour of the Fibrominn plant, he felt the Danish had an ah-ha moment when they realized the technology used by Fibrominn is some of the same technology they use. Evenson said he felt Rob did a good job selling the project. Ostlie said Nature Energy currently own or are developing 12 projects, are in the process of developing 3 more in Europe and have 15% of the entire grid market. They are an all green company and like that our electricity here comes

Meander

The Meander is asking for support for their 2020 Art Crawl. Ostlie presented information on how much each attendee spends and how many return each year and stated this event draws people from other states as well. After discussion, it was moved by Madden, seconded by Schreck and carried unanimously to approve support for the Meander in the amount of \$200.

Loan Profile

Ostlie reviewed the loan profile. Grace & Thorn is working on selling their inventory. She made a payment on her utilities. Ostlie said she will contact Jenna to make a game plan to pay the loan back.

Round Table Discussion

There was discussion of a possible new business going into the old Chilly Willy's building.

There being no other business, it was moved by Schreck seconded by Martin and the meeting was adjourned at 8:03 a.m.

Chairman

Board Member



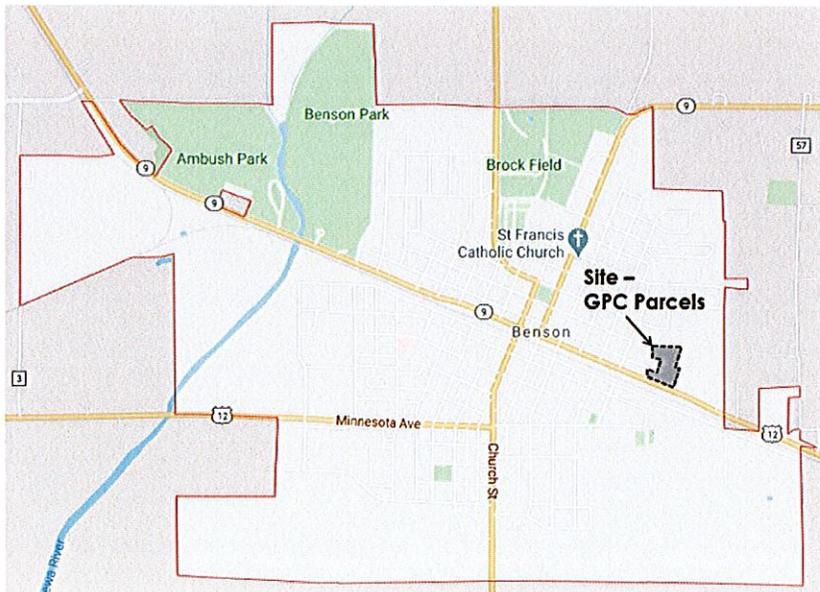
733 Marquette Avenue, Suite 1000, Minneapolis, MN 55402

City of Benson Planning Report

DATE: March 23, 2020
TO: Benson Planning Commission
FROM: Phil Carlson, AICP, Senior Planner, Stantec
APPLICANT: Mark Greicar, General Manager, Glacial Plains Cooperative
OWNER: Glacial Plains Cooperative
REQUEST: Land Use Plan Amendment:
General Business & Medium Density Residential to Limited Industrial
Medium Density Residential to General Business (very small area)
Rezoning:
B-2 General Business & R-2 Medium Density Residential to I-1 Limited Industrial
R-2 Medium Density Residential to B-2 General Business (very small area)
ADDRESSES: 716 & 720 Atlantic Avenue
TAX IDS: 23-1415-000 & 23-1416-000

BACKGROUND

Glacial Plains Cooperative (GPC) owns two parcels of land, identified as 716 and 720 Atlantic Avenue, parts of which they are requesting be rezoned from B-2 General Business and R-2 Medium Density Residential to I-1 Limited Industrial. To accomplish the rezoning, the parcels also need to be regraded in the City's Future Land Use Plan from General Business and Medium Density Residential to Limited Industrial, so that the zoning conforms to the land use plan.





Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning

The intent is to sell the properties to Stony Ridge Foods, Inc. (SRF) so that Stony Ridge can expand their business of storage and processing of edible beans. Stony Ridge operates a facility across Atlantic Avenue to the south, which is currently guided Limited Industrial and zoned I-1 Limited Industrial. The maps below show the GPC Site in the context of the City's Land Use Plan and Zoning Map. Generally, the south half of the Site is now guided and zoned General Business (red on the map), and the northern half is now guided and zoned Medium Density Residential (orange on the map).

PROCESS

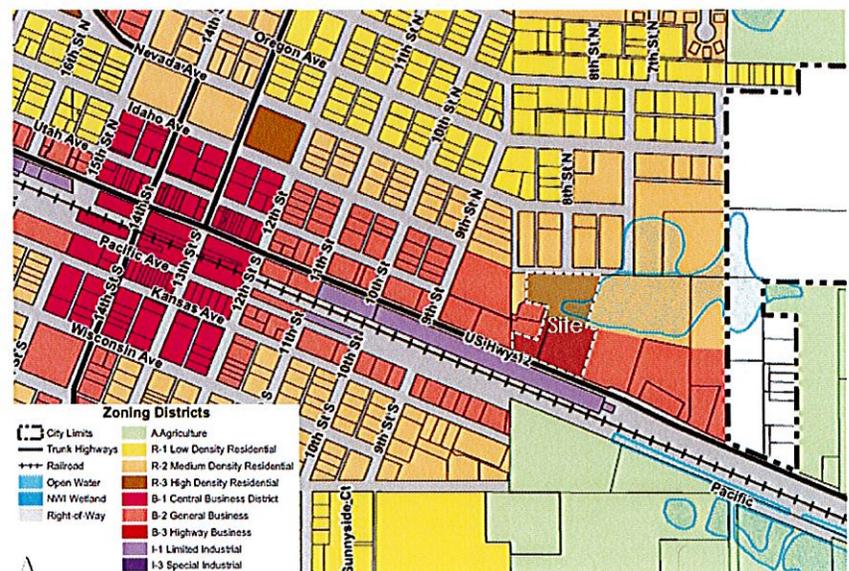
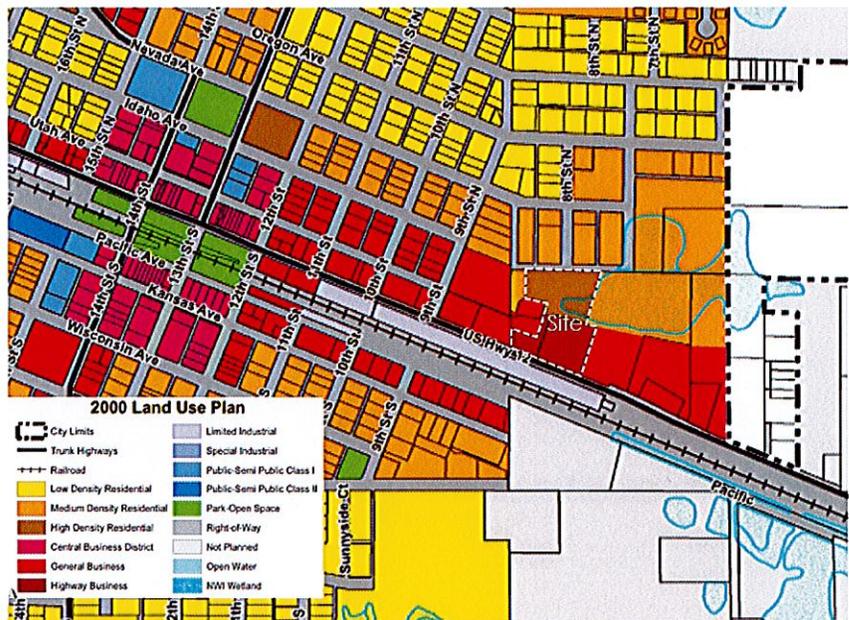
The two requests – rezoning and land use plan amendment – can be handled in the same meeting but should be voted on as two separate actions.

Land Use Plan

The City Code, in Chapter 152 Planning, outlines the process for an amendment to the City's Plan: the Planning Commission must hold a public hearing and then adopt a resolution approved by two thirds of the total membership of the Commission, or six of the nine members. The land use plan amendment does not go to the City Council – the Planning Commission is given the duty to prepare and amend the Plan.

Rezoning

Rezoning also requires a public hearing by the Planning Commission, whose recommendation can be passed by simple majority, which is then forwarded to the City Council for final action. By State statute, rezoning residential property to commercial or industrial zoning requires a two-thirds vote of the City Council.





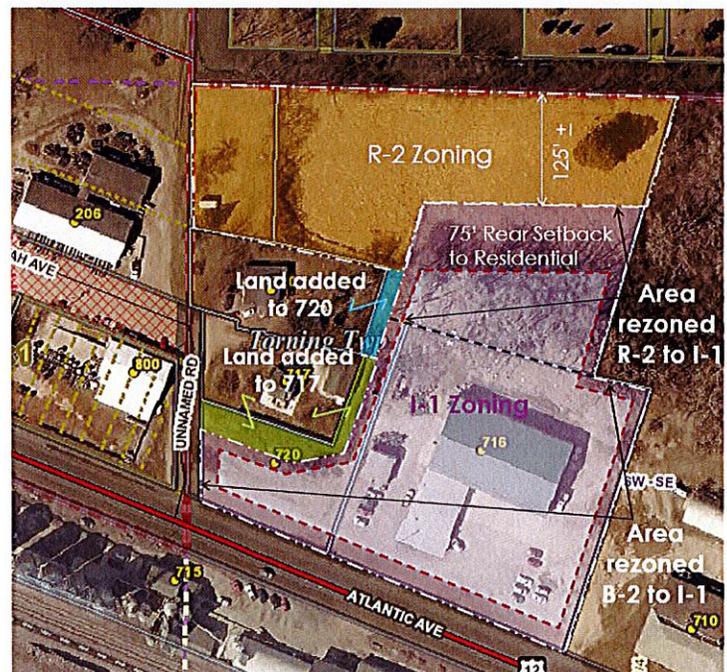
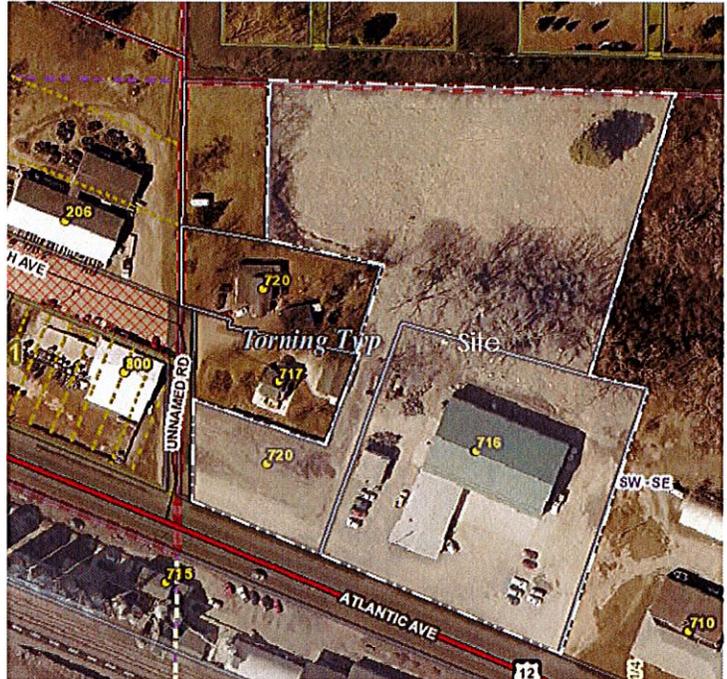
Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning

PROPERTY & REQUEST

The properties are located on Highway 12, Atlantic Avenue, a block east of 9th Street North. The GPC 716 Atlantic parcel is roughly square, fronting on Highway 12. The GPC 720 Atlantic parcel is oddly shaped, with a portion fronting Highway 12, connected by a narrow neck of land to a northern portion abutting the unbuilt street right-of-way on the south side of Moulton's 1st Addition residential plat.

The 716 Atlantic parcel is about 1.84 acres in size; the 720 Atlantic parcel is about 2.91 acres, for a total of about 4.75 acres.

There are two existing buildings on the GPC properties. SRF would use the larger L-shaped building for their facility and remove the smaller square building. SRF does not need all the land in the two parcels for their operation, so only a portion of the 720 Atlantic parcel would be rezoned. The northern part – about 125 feet deep at the narrowest – would remain guided Medium Density Residential and zoned R-2. This is a change to the original request by GPC to rezone all of both parcels to I-1, reducing significantly the area rezoned to I-1. In addition, GPC and SRF would add strips of land to the residential parcels at 716 and 720 Utah Avenue as an added buffer. The proposed arrangement of parcels and zoning is illustrated to the right, along with I-1 required setbacks in the red dashed line. The lavender parcel would be rezoned I-1, while the orange parcel to the north would remain R-2. The blue and green shaded areas would be added to the 717 and 720 Utah Avenue residential parcels.



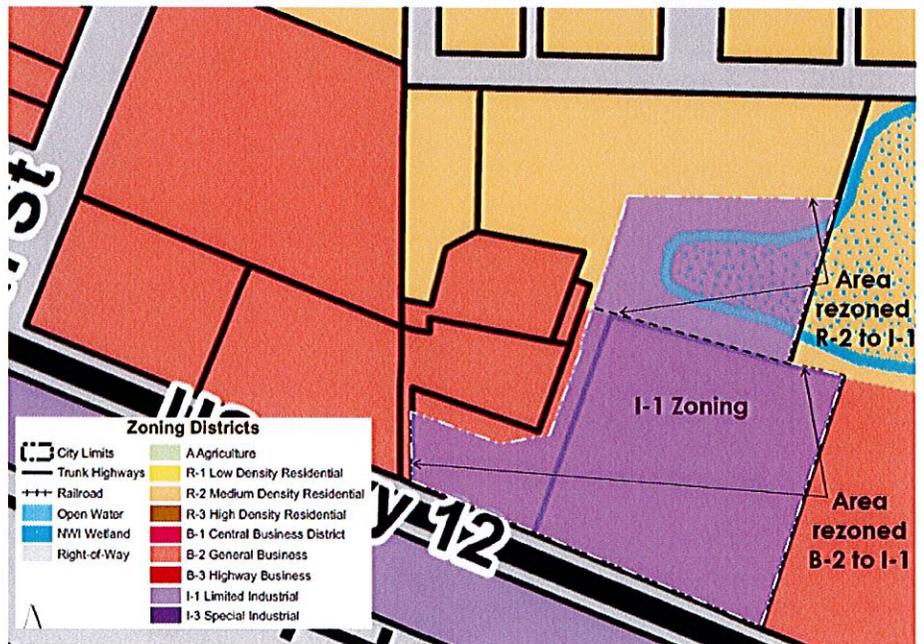
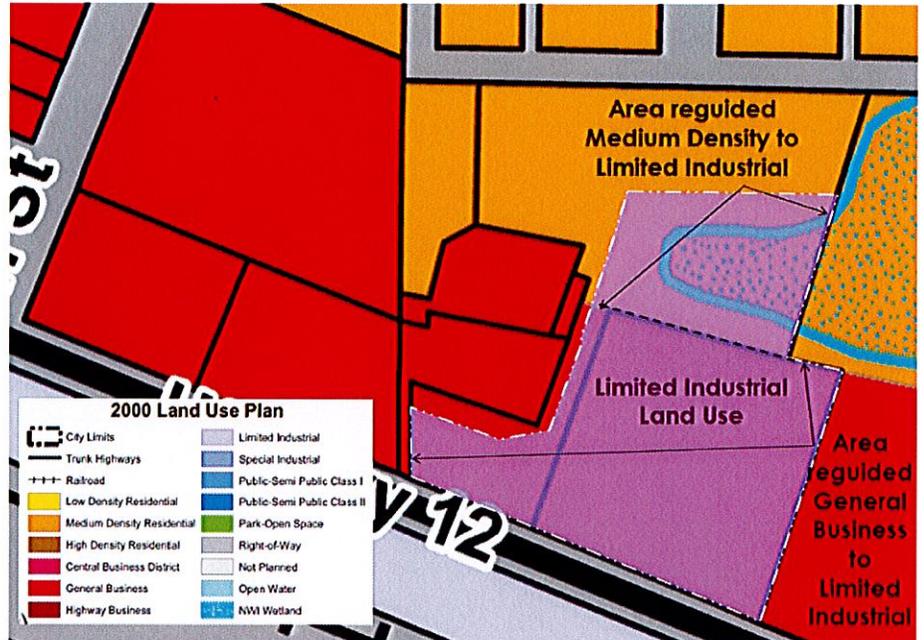


Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning

Surrounding land uses include the two single family homes on the west side of the GPC site, on Utah Avenue, both zoned General Business. To the north is vacant land – the unbuilt residential lots in Moulton's 1st Addition. Further north are three homes fronting on Nevada Avenue. To the east and west are commercial businesses. To the northeast is a wetland.

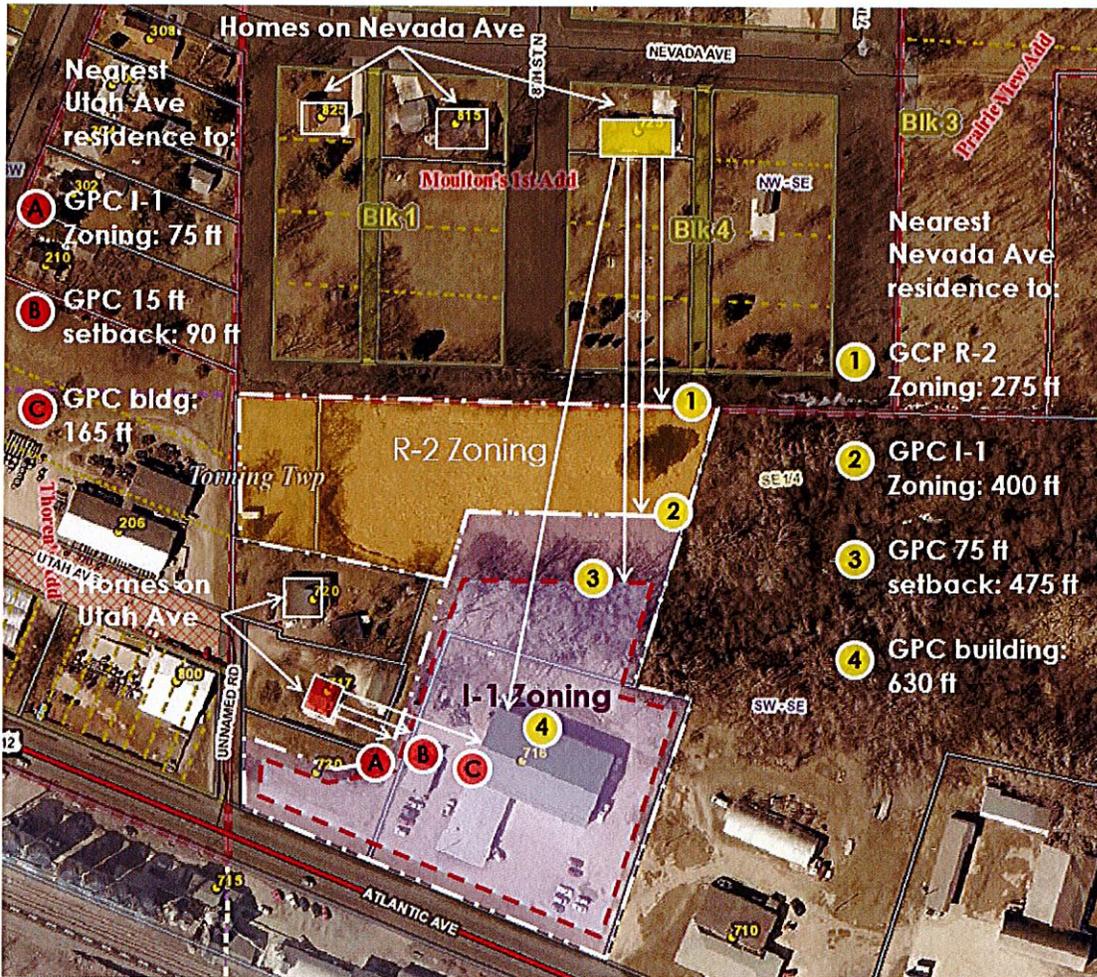
The request is shown to the right on the Land Use Plan and Zoning Map. Note that there are minor differences in the lot lines shown on the City's maps and the Swift County map used in this report. These differences are minor relative to the request and can be verified by survey as the request is finalized.

The two residential properties at 717 and 720 Utah Avenue are guided and zoned B-2 General Business. At any time, those properties could be developed for commercial use as of right – no special permission from the City is needed. Their situation is different from the residences to the north on Nevada Avenue which are guided and zoned R-2 Medium Density Residential. Distances from the nearest homes to the proposed request are shown on the next page.





Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning



STAGED GROWTH PLAN

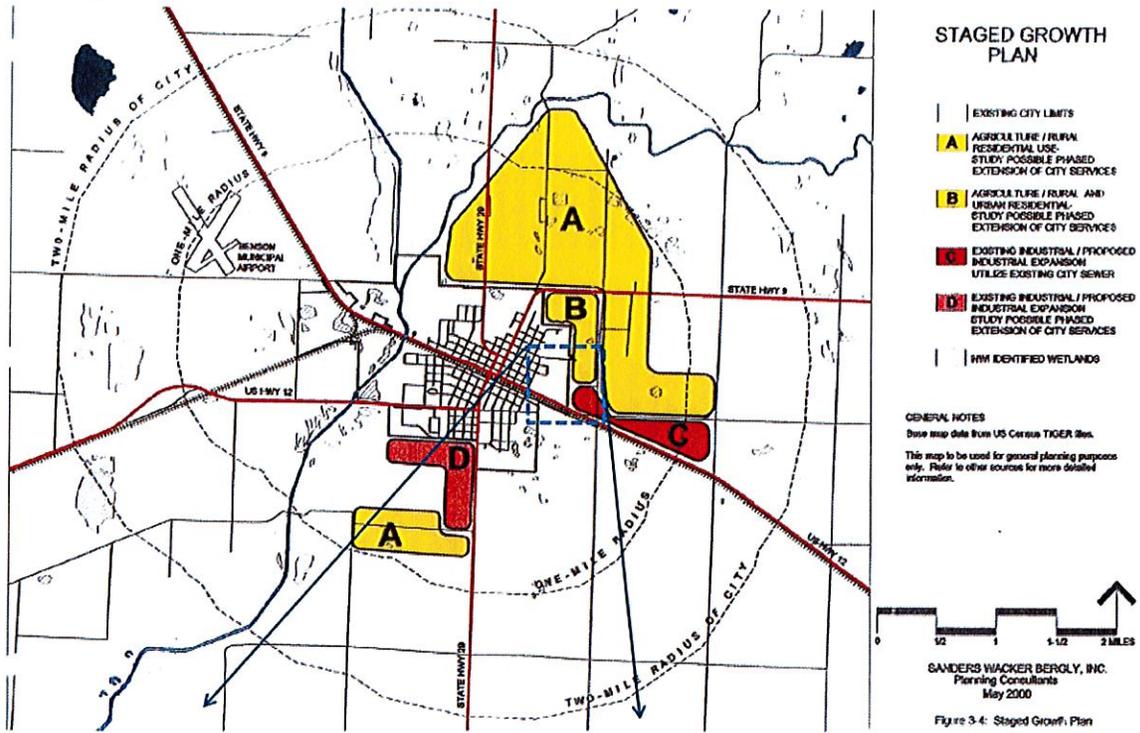
The 2000 Comprehensive Plan has a Staged Growth Plan, showing potential areas for future growth of the City. The map of the Staged Growth Plan on the next page identifies an Area C near the GPC property, at the eastern City limits. The text describing Area C notes: "City sewer serves existing industry in this area. The City should work with the Township and landowners to study the possibility for future industrial growth and City expansion in this area."

This map envisions expansion of industrial uses along the Highway 12 corridor, close to the GPC site, as suggested by the purple arrow on the accompanying map that translates Area C onto the full color Land Use Plan map. It shows that the General Business area ends at a certain point along Highway 12 and the Industrial edge begins. There are many similar uses in both districts. It also shows industrial uses in Area C directly abutting residential uses to the north (Areas A and B).

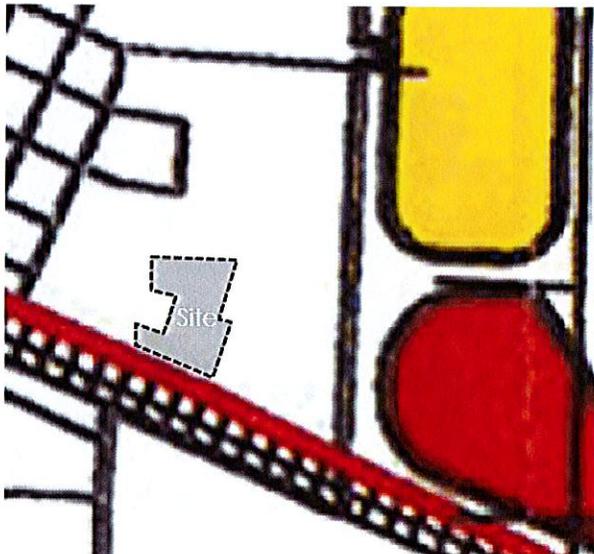


Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning

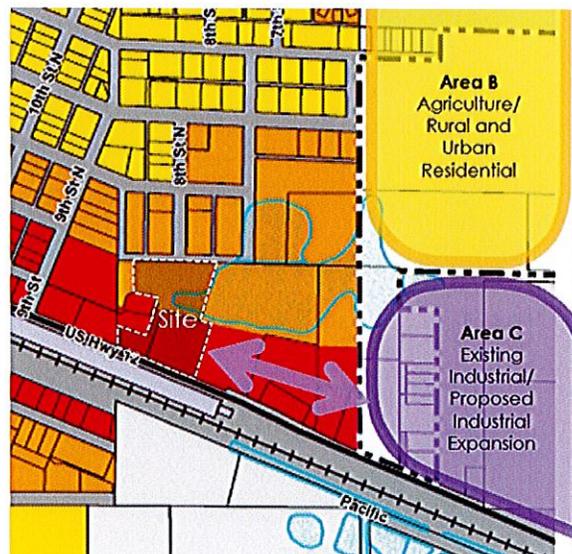
Full Staged Growth Plan Map:



Portion of Staged Growth Plan map:



Area C on the full color Land Use Plan:





Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning

COMPREHENSIVE PLAN VISION & GOALS

The Benson 2000 Comprehensive Plan also has a number of goals and policies that provide guidance on the issues involved in this request.

- Vision for Benson's Future:
 - *"We will strive to diversify our industries . . ."*
 - *" . . . strong economic growth and good paying jobs."*
- Goals:
 - Goal 4: *"Develop or redevelop properties that utilize existing City streets and utilities . . ."*
 - Goal 4, Policy 4: *"Encourage in-fill and backfill development that demonstrates compatibility with and sensitivity to existing neighborhood characteristics, in terms of quality, density, building height, placement, scale, and architectural character."*
 - Goal 5: *"Develop properties that are logical expansions of existing development and to which existing utilities and streets can be extended logically and economically."*
 - Goal 5, Policy 4: *"Encourage transitions between varying types of land use to occur in an orderly fashion which will not create a negative impact on adjoining developments."*
 - Goal 5, Policy 5: *"Encourage changes in land use types to occur at mid-block points, at borders of areas created by major urban and/or natural barriers, and at rear property lines rather than using street as land use division lines."*
 - Goal 17, Policy 2: *"Encourage existing scattered non-conforming industrial uses to relocate in close proximity to existing industrial areas."*
 - Goal 17, Policy 2: *"Encourage industrial uses to have easy access to major streets, highways, the airport and the railroad."*

PLANNING ISSUES

Authority to Plan and Zone

The City has broad discretion to plan and adopt land use regulations (zoning). The Land Use Plan and Zoning Map are tools to be used for the benefit of the City and its residents and businesses, not static instruments that are off limits to change. They can and should be revised when appropriate. The City is within its rights to make a change such as the GPC request, if there are good reasons for doing so.

Compatibility

The pattern of land uses in the City should reflect a sensitivity to the impacts of one land use on others. This can take many forms and there is not one right answer for the arrangement of land uses. Placing industrial district next to residential districts is generally discouraged, but several factors support the current GPC request:



Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning

- The Zoning Code anticipates this potential conflict and requires a much greater setback of buildings in industrial districts from residential districts – a 75-ft setback vs. a 15-ft setback when an industrial district is adjacent to other commercial or industrial districts.
- Screening is required by the Zoning Code between non-residential districts and residential districts, which can be a fence, wall, or landscaping. This by itself mitigates a significant amount of the incompatibility between uses. The specifics of this screening will be determined in the site plan review process and not in this rezoning process.
- The GPC request provides an additional 125 feet of buffer to the north by requesting that only a portion of the northern parcel be rezoned, leaving a wide swath of vacant land in the R-2 district.
- The abutting residential district to the north consists of large lots, many of them undeveloped, which may remain unoccupied, an additional buffer of several hundred feet from the proposed industrial use to the actual occupied residences on Nevada Avenue.
- The GPC request makes the change in land use from industrial to residential at the rear lot line, as encouraged in the Comprehensive Plan goals.
- GPC proposes to add 15 to 30 feet to the two residential properties on Utah Avenue, an additional buffer to the proposed industrial use, even though these two properties are zoned General Business.

Taken together, these factors provide significant distance and buffer between the existing residential district/residential uses and the proposed industrial zoning.

Spot Zoning

The term "spot zoning" often comes up with relatively small rezoning requests. According to the League of Minnesota Cities *Zoning Guide for Cities*:

- Spot zoning usually involves the rezoning of a small parcel of land in a manner that:
- Has no supporting rational basis that relates to promoting public welfare.
 - Establishes a use classification inconsistent with surrounding uses and creates an island of nonconforming use within a larger zoned district (for example one lot where industrial uses are permitted in an otherwise residential zone).
 - Dramatically reduces the value for uses specified in the zoning ordinance of either the rezoned plot or abutting property.

The GPC request is not spot zoning in my opinion since it does not meet the above tests:

- 1) There is a rational basis for the rezoning request both in terms of the land use pattern and in terms of public welfare, or benefit to the City and its residents:
 - a. The pattern of land uses in the vicinity includes industrial use across the street, general business uses on either side, and industrial uses nearby on Highway 12.



Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning

- b. The request furthers the City's interests in supporting and retaining existing businesses in the City by allowing Stony Ridge to expand near their existing facility.
 - c. The large proposed distances and buffering between existing and proposed uses do not significantly impact the welfare of existing residential uses in the R-2 district to the north.
- 2) The proposed land use classification is not inconsistent with the surrounding uses and is not an "island", but rather an extension of the industrial district across the street and appropriate on a busy commercial-industrial highway corridor at the edge of the City.
 - 3) Considering the existing character of the area and uses nearby, there is no reason to believe the proposed rezoning would reduce the value of the properties involved.

Economic Development

The vitality of a city's businesses is one of the key goals of any city. A number of goals and policies in the Benson Comprehensive Plan support this as well. Allowing a change in the Land Use Plan and Zoning Map to accommodate the expansion of an existing business furthers these goals, as long as reasonable safeguards are taken into account to offset any negative impacts.

SPECIFIC REQUESTS

The properties involved in this request are shown graphically in this report and will need to be described in a more formal and legal way, to be prepared by a professional surveyor. The proposed parcels for rezoning, and the additions to the neighboring parcels, will be processed as minor lot adjustments – modifying the line between pairs of existing lots. This will be a separate process if the land use plan amendment and rezoning requests are approved.

The properties involved are:

- 716 Atlantic Avenue (GPC): Tax ID 23-1415-000
- 720 Atlantic Avenue (GPC): Tax ID 23-1416-000
- 717 Utah Avenue (residential): Tax ID 23-1417-000
- 720 Utah Avenue (residential): Tax ID 23-1418-000

The existing and proposed zoning of these specific parcels to be reviewed and rezoned are illustrated on the following pages. Also illustrated are the existing lot lines and the proposed lot line adjustments, with zoning shown for each parcel. Note that the existing 720 Atlantic parcel is split between two zoning districts.

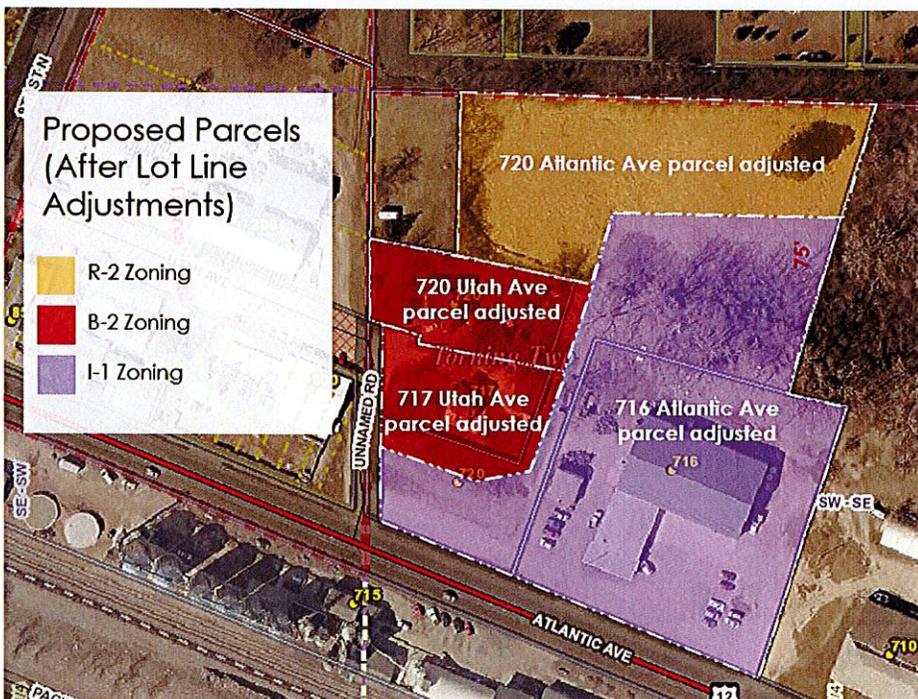
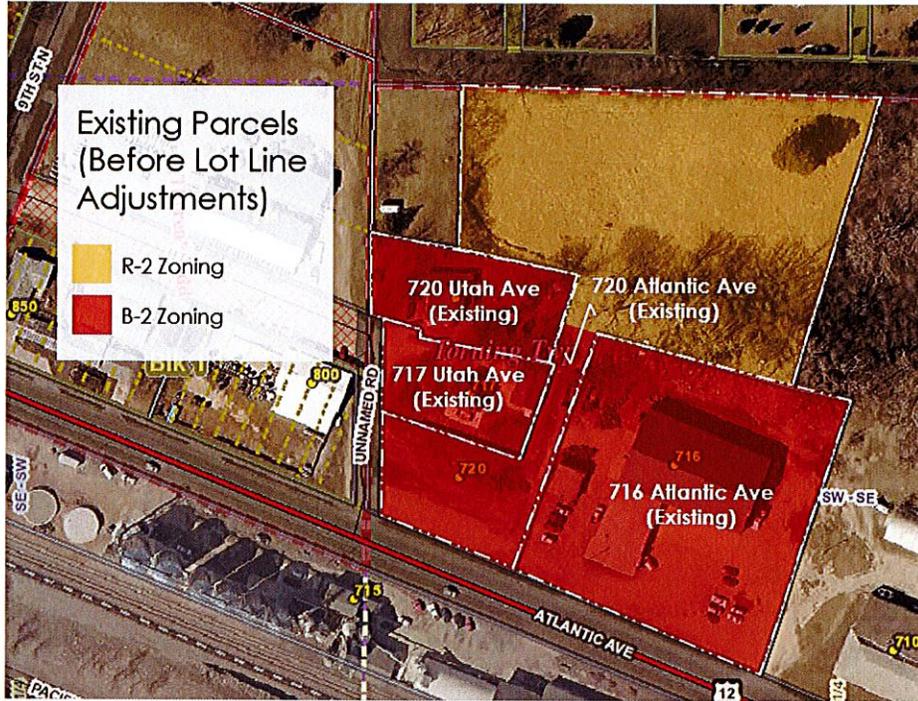


Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning



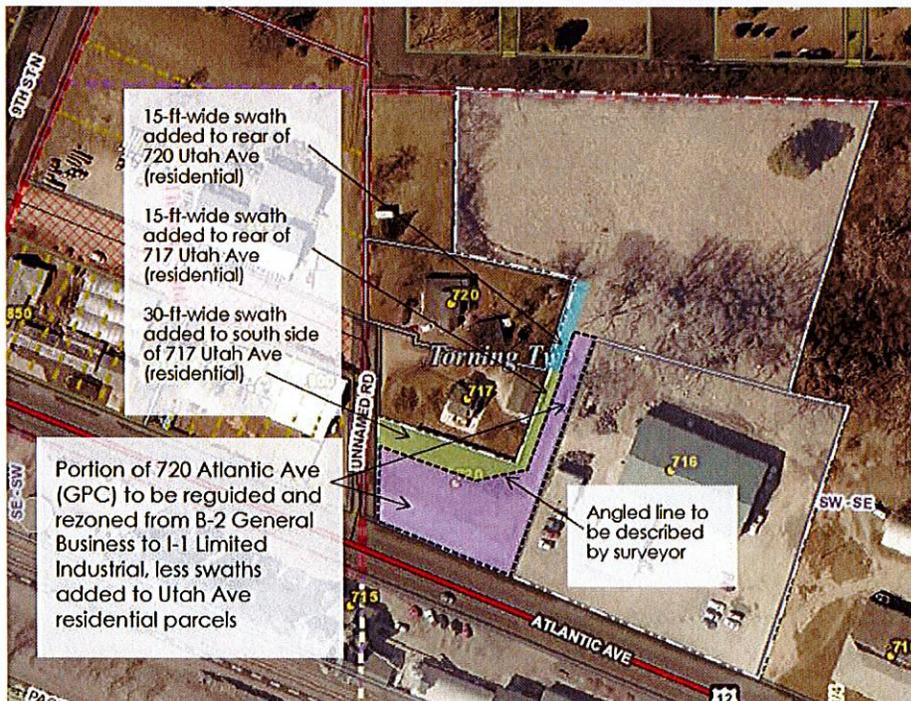


Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning



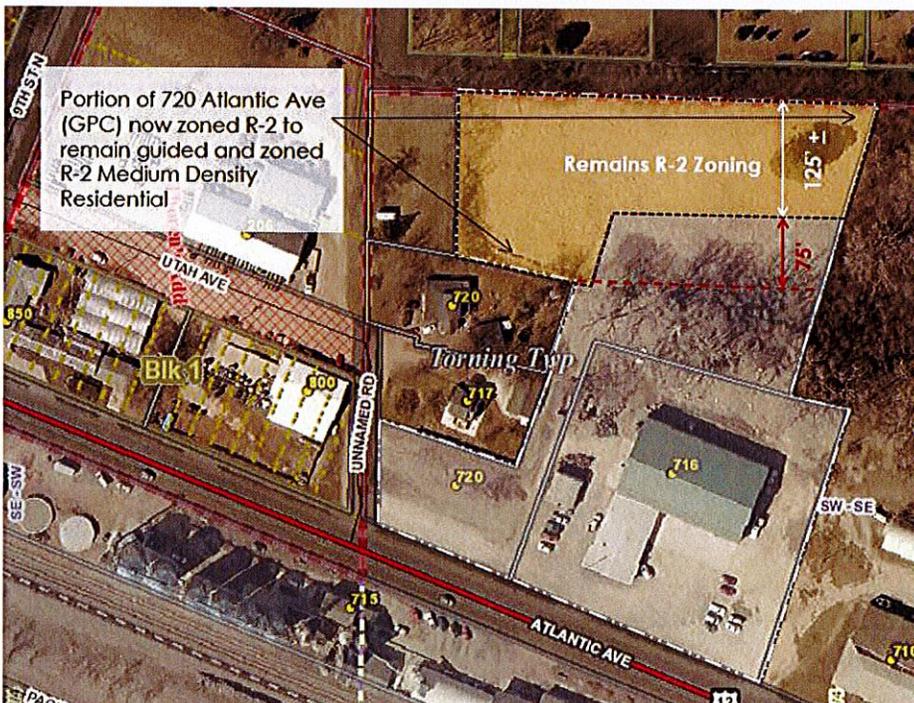
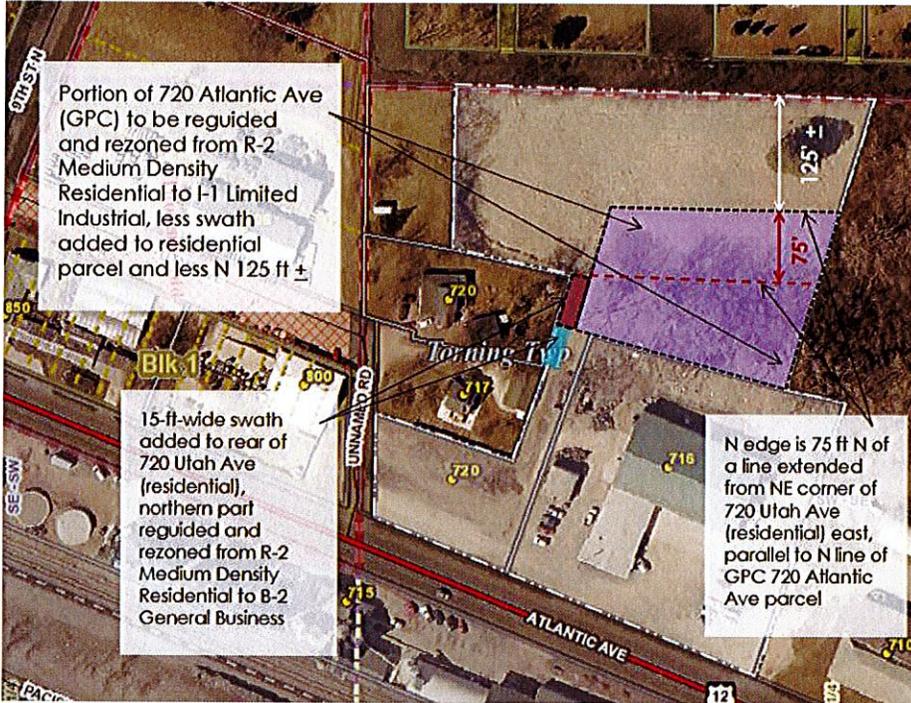


Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning





Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning



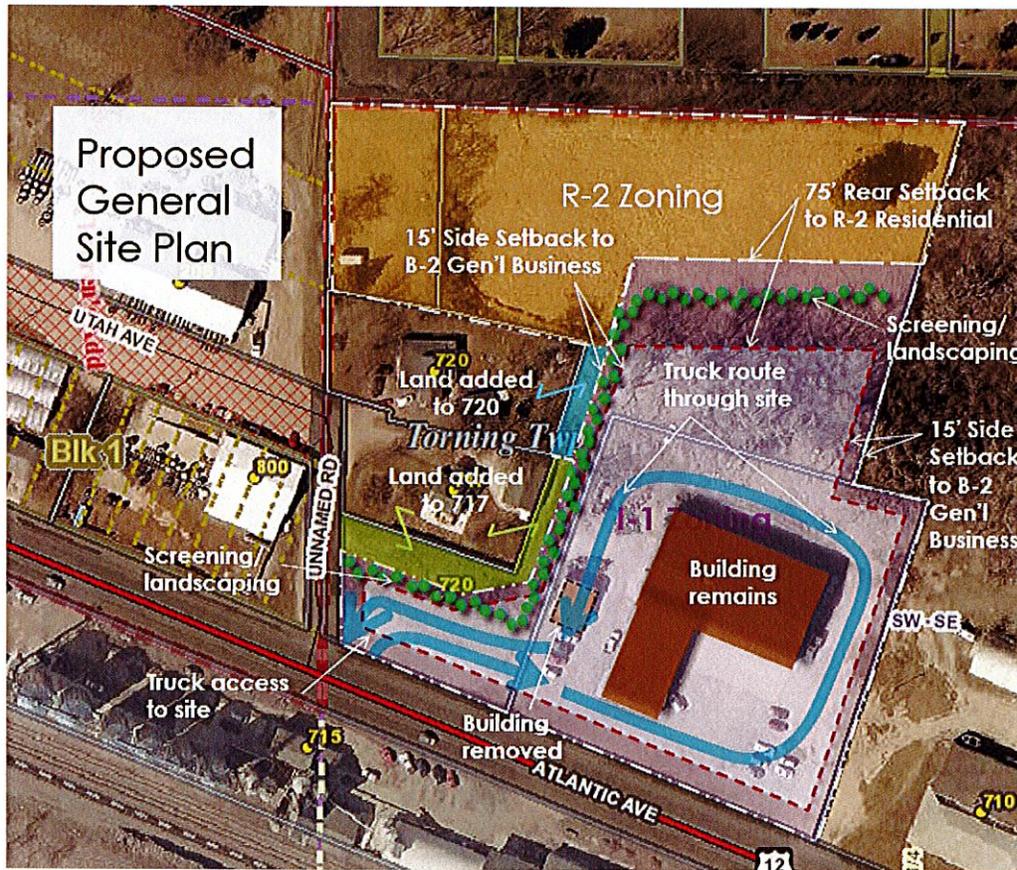


Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning

PROPOSED USE OF SITE

Stony Ridge has proposed to use the site for their processing and storage of edible beans, essentially the same operation as they have on their site across Highway 12. The specific site plan and layout of the facility, along with any changes or improvements, are not part of the land use plan amendment and rezoning requests – those issues would be covered in the site plan review process with the City. But Stony Ridge has shared their generalized plan for the site, illustrated below.

The larger building would remain, and the smaller building would be removed. Trucks would access the site at the southwest corner off Highway 12 and loop through the site in a counter-clockwise direction around the building. There are no plans at this time for storage bins or other new structures, but if proposed at some time in the future, those plans would be reviewed in the site plan review process and not as a condition of the rezoning. Any new structures would need to meet the required setbacks and height limit, which is 45 feet in the I-1 district, plus all other zoning and building code requirements.





Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning

RECOMMENDATION

Land Use Plan Amendment

I recommend that the Planning Commission approve the amendments to the Land Use Plan as outlined in this report, specifically:

- Regarding all of 716 Atlantic Avenue (Tax ID 23-1415-000) from General Business to Limited Industrial;
- Regarding portions of 720 Atlantic Avenue (Tax ID 23-1416-000) from General Business to Limited Industrial, less the swaths to be added to the Utah Avenue residential parcels and less the north 125 feet more or less of the parcel, as described and illustrated in this report, to be refined by survey and processed as minor subdivision lot line adjustments between 720 Atlantic Avenue, 717 Utah Avenue, and 720 Utah Avenue;
- Regarding that portion of 720 Utah Avenue (23-1418-000) identified in this report as a portion of the 15-foot-wide swath added to the rear yard, from Medium Density Residential to General Business.
- All other portions of 720 Atlantic Avenue, 717 Utah Avenue, and 720 Utah Avenue remain in their current designations on the Land Use Plan.

Rezoning

I recommend that the Planning Commission recommend to the City Council approval of the rezonings as outlined in this report, specifically:

- Rezoning all of 716 Atlantic Avenue (Tax ID 23-1415-000) from B-2 General Business to I-1 Limited Industrial;
- Rezoning portions of 720 Atlantic Avenue (Tax ID 23-1416-000) from B-2 General Business to I-1 Limited Industrial, less the swaths to be added to the Utah Avenue residential parcels and less the north 125 feet more or less of the parcel, as described and illustrated in this report, to be refined by survey and processed as minor subdivision lot line adjustments between 720 Atlantic Avenue, 717 Utah Avenue, and 720 Utah Avenue;
- Rezoning that portion of 720 Utah Avenue (23-1418-000) identified in this report as part of the 15-foot-wide swath added to the rear yard, from R-2 Medium Density Residential to B-2 General Business.
- All other portions of 720 Atlantic Avenue, 717 Utah Avenue, and 720 Utah Avenue remain in their current zoning districts on the Zoning Map.

Analysis and Findings

The land use designations and the zoning districts involved in this request are closely aligned, and the rationale for the changes is similar for both requests. The Planning Commission can refer to the information and analysis in this report, as well as their own knowledge of the area, and may consider and adopt the following Findings of Fact in support of their decisions.



Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning

Findings of Fact in Support of Approval

- 1) The pattern of land use and zoning in this request is reasonable and logical – it expands a Limited Industrial zone across the street from an existing Limited Industrial zone.
- 2) The request places industrial land use and zoning district adjacent (across the street) from an existing industrial land use and zoning district, and adjacent on either side to General Business land use and zoning, which is a reasonable arrangement and relationship of land uses and zoning districts, since they are both districts allowing intense business uses.
- 3) The City's long-term Staged Growth Plan anticipates industrial uses along this highway corridor near the property involved in this request.
- 4) The request is not spot zoning, since the property is relatively large, and the pattern of land uses and zoning districts is reasonable and logical.
- 5) The request allows expansion of an existing business, which furthers the City's goals of encouraging business expansion and retention of existing businesses in the City.
- 6) The request allows expansion of an industrial use on a site that is already served by City streets and utilities, also furthering the City's goals.
- 7) The arrangement of industrial land use and zoning next to residential land use and zoning – R-2 Medium Density Residential – is generally discouraged, but is mitigated by several factors in this situation:
 - a. The Zoning Code provides for significant setbacks between industrial uses and residential districts, a minimum 75-foot setback;
 - b. The Zoning Code provides for screening and buffering in the form of fences, walls or landscaping between industrial uses and residential districts, which will be decided and detailed in the City's site plan review process;
 - c. The request keeps a significant portion of the GPC land, a minimum 125 feet wide, as a buffer of residential zoning on the north side of the proposed industrial zoning;
 - d. Although the property involved in the request is adjacent to an R-2 residential district to the north, the properties in that district have large areas that are vacant and undeveloped. The actual occupied residential dwellings are a significant distance from the proposed industrial facility – a minimum of approximately 475 feet from any potential structures on the industrial site, and approximately 630 feet from the existing building that is proposed to be used.
 - e. The proposal would add land as an added buffer to the residential properties at 717 and 720 Utah Avenue that are adjacent to the proposed industrial zoning – 15 feet to the rear yards and 30 feet to the south side yard of 717 Utah – further increasing the distance between the industrial use and these existing residential uses.



Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning

MOTION TEMPLATES

The following motion templates could be used by the Planning Commission for their decisions and recommendations. I suggest the Land Use Plan amendments be taken up first, and if approved, then the rezoning be acted on.

Land Use Plan Amendment Motion

I move that the Planning Commission approve the Land Use Plan amendment requests for Glacial Plains Cooperative for the properties at 716 Atlantic Avenue, 720 Atlantic Avenue, and 720 Utah Avenue, as described and illustrated in the planning report from Stantec dated March 23, 2020, with the Findings of Fact in the planning report and with the following conditions:

- 1) The boundaries and legal descriptions of the properties involved in the requests will be detailed and verified by a professional surveyor and presented to the Zoning Administrator for review and approval prior to official change to the Land Use Plan.
- 2) The Land Use Plan changes are conditioned on the successful preparation and approval of minor subdivisions to adjust the lot lines of the parcels as described and illustrated in this report, to be reviewed and approved by the Zoning Administrator.

[Or as modified with input at the public hearing and Planning Commission discussion]

Rezoning Motion

I move that the Planning Commission recommend to the City Council approval of the rezoning requests for Glacial Plains Cooperative for the properties at 716 Atlantic Avenue, 720 Atlantic Avenue, and 720 Utah Avenue, as described and illustrated in the planning report from Stantec dated March 23, 2020, with the Findings of Fact in the planning report and with the following conditions:

- 1) The rezoning requests are contingent on approval of the related Land Use Plan amendments. If the Land Use Plan amendments are not approved, the rezoning requests are also void.
- 2) The boundaries and legal descriptions of the properties involved in the requests will be detailed and verified by a professional surveyor and presented to the Zoning Administrator for review and approval prior to official change to the Zoning Map.
- 3) The Zoning Map changes are conditioned on the successful preparation and approval of minor subdivisions to adjust the lot lines of the parcels as described and illustrated in this report, to be reviewed and approved by the Zoning Administrator.

[Or as modified with input at the public hearing and Planning Commission discussion]



Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning

OPTIONS

The Planning Commission may:

- 1) Recommend approval of the requests as presented;
- 2) Recommend approval of the requests as modified or amended at the meeting;
- 3) Recommend denial of the requests, with findings in support of denial;
- 4) Continue the items to a future meeting to gather additional information or for additional discussion.

60-DAY DEADLINE

State statute requires final action on planning and zoning applications within 60 days. The application from Glacial Plains through their attorney was received on February 18, 2020. The 60-day deadline ends on April 18, 2020, by which time the City Council needs to have made a final decision. If more time is needed for review and discussion of the item, the City may, at its discretion, extend the deadline an additional 60 days, if communicated in writing to the applicant within the initial 60 days.



733 Marquette Avenue, Suite 1000, Minneapolis, MN 55402

City of Benson

Planning Report Addendum

DATE: March 23, 2020
TO: Benson Planning Commission
FROM: Phil Carlson, AICP, Senior Planner, Stantec
RE: Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning Request

INTRODUCTION

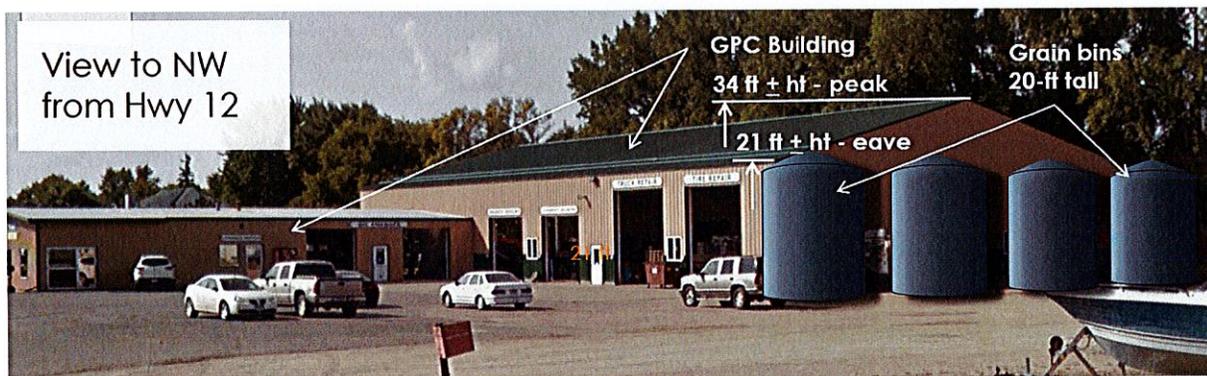
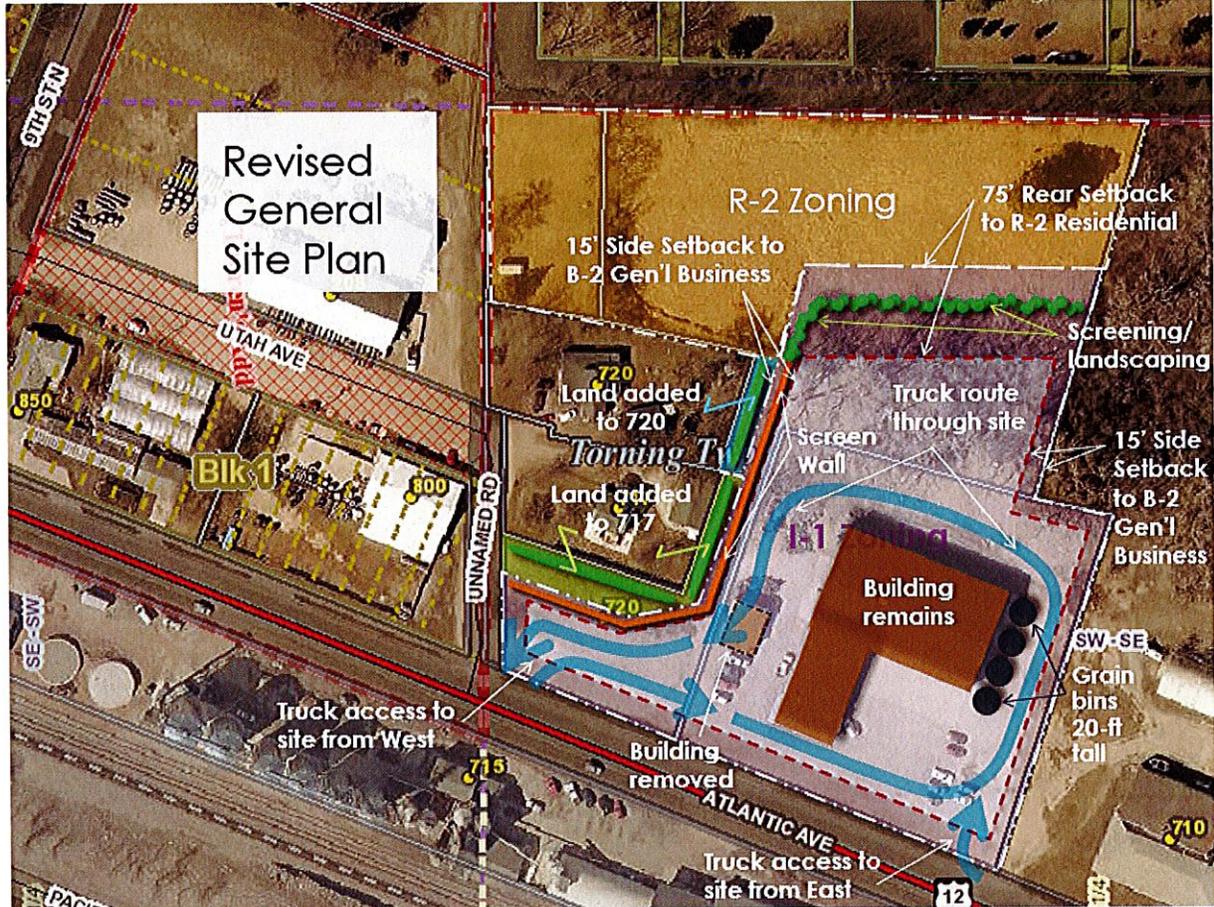
Our report to the Planning Commission on the Glacial Plains Cooperative (GPC) rezoning request included a site plan of the proposed Stony Ridge Foods facility. Details of that site plan have been clarified in discussions with the applicant. The original site plan included in the report was prepared by me, based on my understanding of the intent, and was very generalized and not intended to represent the definitive plan for the Stony Ridge Foods facility on the property.

A revised generalized site plan and street view are provided on the next page as an update to the planning report. They are conceptual and not intended to be detailed or final. As noted previously, the site plan and screening details are not part of the land use plan amendment and rezoning requests – those issues would be addressed in the site plan review process with the City. The revisions shown are as follows:

- 1) Screening on the west side of the GPC/Stony Ridge site would be in the form of a wall or fence to provide more complete screening to the existing residential neighbors to the west. This is shown with an orange line on the site plan.
- 2) Additional landscaping on the west side may be in the residential neighbors' yards, not on the GPC site, within the additional land added to those parcels, as indicated by the green shapes on the site plan.
- 3) The truck route through the site (light blue arrows) is shown with a more generous curve on the west side of the site, respecting to the larger turning radius needed for trucks.
- 4) Four grain bins are planned for the east side of the GPC building, as shown on the site plan and the street view. These would be 20-feet tall, shorter than the GPC building itself, which is about 21 feet at the eave and about 34 feet to the peak.
- 5) Landscaping and screening on the north side of the GPC/Stony Ridge site between the I-1 zoning and the R-2 zoning to the north would be as shown on the earlier site plan and is required by the Zoning Code. GPC has said that this would likely be a landscaped hedge.



Addendum - Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning



Design with community in mind

**AN ORDINANCE TO AMEND THE
ZONING MAP OF THE CITY OF BENSON**

The City of Benson does ordain:

The Zoning Map of Benson, Minnesota, as provided by section 154.057 of the Benson City Code of 2003 is hereby amended to set forth that the property in the City of Benson detailed on the attached Exhibit A and as described and illustrated in the planner's report and to be legally described by survey, is changed from R-1, One and Two Family Residential District and B-2, General Business to I-1, Limited Industrial District.

Mayor

ATTEST: _____
City Clerk

Approved as to form: _____

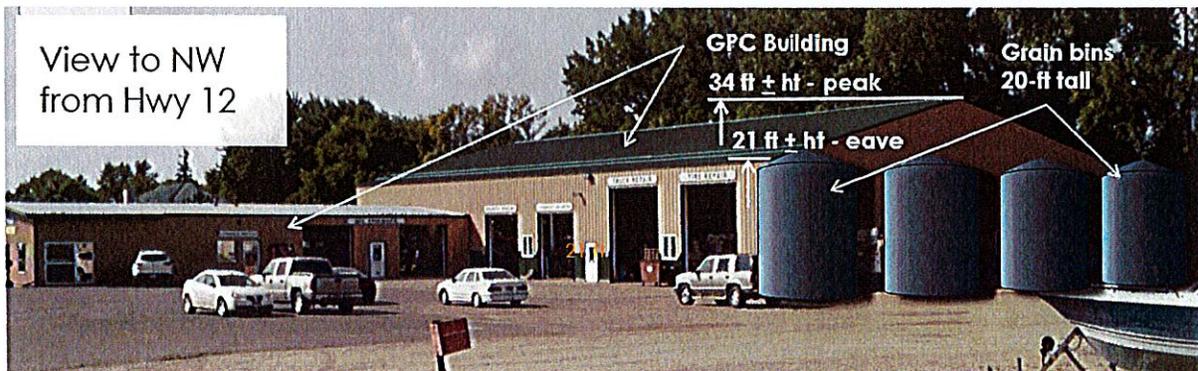
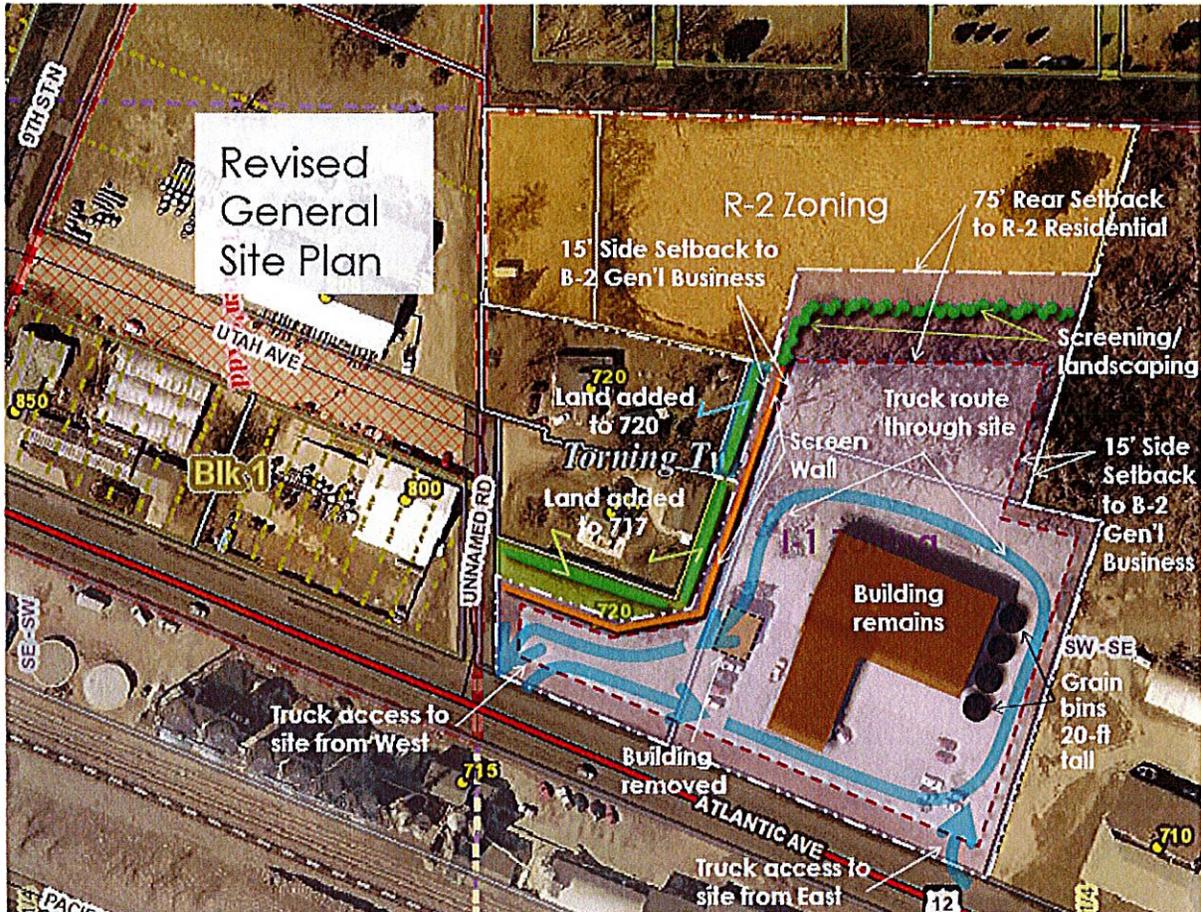
First Reading: _____

Second Reading: _____

Publication: _____



Addendum - Glacial Plains Cooperative, Land Use Plan Amendment & Rezoning



RESOLUTION NO. _____

RESOLUTION AUTHORIZING EMERGENCY MEASURES
BY THE CITY MANAGER

WHEREAS, the Governor has issued Executive Order 20-01 declaring a peace time emergency and coordinating Minnesota's Strategy to Protect Minnesotans from COVID-19 (EXHIBIT A); and,

WHEREAS, during such time the City will follow the Center for Disease Control (CDC), Minnesota Department of Health (MDH) and Countryside Public Health guidelines and recommended/suggested emergency planning and risk mitigation steps; and,

WHEREAS, those guidelines may necessitate the use of alternative working arrangements (AWA) and other non-traditional mechanisms to keep business operations functioning and employees and the public safe; and,

WHEREAS, decisions may need to be made that conflict with existing city policy in order to best follow such guidelines.

WHEREAS, the effects of the COVID-19 crises are changing on a daily basis, and

WHEREAS, this situation threatens the health, safety and welfare of the citizens of Benson and City Employees, and threatens the continuation and efficient delivery of City Services, and

WHEREAS, traditional sources of relief are not able to adequately address the situations that may arise in the peace time emergency due to the COVID-19 crises;

NOW, THEREFORE, BE IT RESOLVED that the City Council declares that the COVID-19 crises is a local emergency, and

BE IT FURTHER RESOLVED, that this declaration of a local emergency will authorize appropriate community containment and mitigation strategies. Strategies that are necessary for response to and recovery from the emergency are hereby authorized. To the extent that normal city policies and procedures impede an efficient response or compliance with federal and state directives or recommendations, the City Manager or City Manager's designee is hereby authorized to

suspend compliance with those policies and procedures and to take those actions deemed necessary to protect the public health and safety, and the health and safety of City Employees, and

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENSON, MINNESOTA THAT, the city council grants the City Manager or the City Manager's designee authority to act on those measures to best protect the health and welfare of the citizens of Benson.

Passed and adopted this _____, day of _____, 2020.

Mayor

Attest:

City Clerk

Rob Wolfington

From: dlaumeyer@benson.k12.mn.us
Sent: Thursday, April 2, 2020 2:31 PM
To: 'Rob Wolfington'
Subject: House
Attachments: 20-21 Trades House Estimate.pdf

SWIFT COUNTY SECURITY NOTICE :

This email originated from an external sender. Use caution before clicking on any links or attachments.

Hi Rob,

I realize that this is not the perfect time to be thinking about housing and economic development, but the school is in the process of planning for next year.

The matter of a school/city partnership on a house for the city was discussed at the city strategic planning session for housing and economic development. The school is willing to build a house at Benson High School for the city to purchase and move to a lot. I have attached the quoted costs for a house.

It is now up to the city to determine if they would like to purchase the house, prepare a lot, and move the house to the lot. The school will need to know by the end of June if the city would like to purchase the house so the school can make final plans for the 2020-2021 school year.

Let me know if you need further details such as square footage and layout of the house, etc.

Dennis

Dennis Laumeyer
Superintendent
Benson Public Schools
320-843-2710
Go Braves!

Trades House Cost Estimate

House

| | |
|--------------------|--------------------|
| Building Materials | \$40,886.48 |
| Plumbing/Heating | 7,800 |
| Electrical | 7,500 |
| Tape/Mud | 4,000 |
| Permits | 1,200 |
| Utilities | 500 |
| Tool Replacement | 3,000 |
| | \$64,886.48 |

ICF Basement 8' tall \$26,880

Total Material Cost \$91,766.48

*Cost does not include a finished kitchen or garage



How the CARES Act Will Benefit Local Government and School Districts

envisio.com

7 mins read



Last Friday, the president signed into law House Bill 748, the “Coronavirus Aid, Relief, and Economic Security Act.” In it, the Federal government authorized more than \$2 trillion in emergency relief aid for individual taxpayers, businesses, public health institutions, and state and local governments. We’ve looked through the bill to see where local governments might find some relief from the impact of the pandemic response and have identified a number of potential avenues.

The bill itself is little more than a list of authorizations for various expenditures with qualifications and formulas to determine where the money flows. There is still plenty of work to be done to create the mechanisms for distributing the money. Most of the appropriations are required to be invested on impacts related to the Coronavirus pandemic, although there are exceptions.

From what we see in the bill, there are a number of avenues for local governments and school districts to receive funds, both as pass-throughs from other agencies or as grants from specific programs, using pre-existing processes.

Below are areas of the bill that contain potential funding opportunities for counties, cities and school districts.

State, Tribal, and Local Governments

The bill sets aside \$150 billion in direct aid for government agencies outside the federal government, \$8 billion of which is reserved for tribal governments and \$3 billion for territories, which includes the District of Columbia.

States will receive a pro-rata share of the remaining \$139 billion, based on population, with a floor of \$1.25 billion. Local governments (counties, municipalities, or other subdivisions below the state level) with a population in excess of 500,000 can receive direct payments

from the Federal government, which will be deducted from the state's total allotment.

To receive the funds, the local government will have to certify that the funds will be used for:

1. Necessary expenditures to address the impacts of COVID-19,
2. Items not in the current annual budget, and
3. Costs incurred between March 1 and December 30, 2020.

For local governments under 500,000 population, it will be up to each State government to determine how any funds will be passed through.

COVID-19 Response Efforts

There is an additional \$274 billion in the bill for various departments that may supply funding directly to local governments or community members. Most simply increase the funding to existing programs, which will make it easier for local governments with experience in these areas to access funding. The ones that look most promising are:

- Increasing the amount available under the State and Local Law Enforcement Assistance program by \$850 million.
- Adding \$100 million to the Assistance to Firefighters Grants for the purchase of personal protective equipment.
- Providing funding for the Commodity Assistance Program of \$450 million.
- Adding \$1.5 billion to Economic Development Assistance Funds under the Public Works and Economic Development Act.
- Boosting the Education Stabilization Fund, which will be made available through State grants to local education agencies and higher education institutions, by \$30.8 billion.
- Providing direct aid to local food systems, including farmers markets, restaurants and schools, of \$9.5 billion.

- Appropriating \$10 billion as Grants-In-Aid for Airports, of which \$100 million is earmarked for general aviation airports for any purpose that they normally can use airport revenues for.
- Adding \$25 billion to Transit Infrastructure Grants.
- Providing an increase to Homeless Assistance Grants of \$4 billion, half of which will be distributed to current grantees under the 2020 formula.
- Adding \$20.5 million to the Rural Business Program Account.
- Increasing money for rural distance learning, telemedicine and broadband by \$25 million.
- Boosting the Child Nutrition Programs budget by \$8.8 billion.
- Setting aside \$15.5 billion for the Supplemental Nutrition Assistance Program.
- Furnishing the Army Corps of Engineers an additional \$50 million for operation and maintenance activities and \$20 million for expenses.
- Increasing funding to the Department of the Interior's Water and Related Resources program by \$12.5 million.
- Adding \$400 million to the Election Security Grants program.
- Supporting FEMA by appropriating an additional \$44.5 million in operating costs and adding \$45 billion to the Disaster Relief Fund. While most amounts are restricted to COVID-19 response only, \$15 billion of the disaster funds are for any purpose allowed under the original authorizing act.
- Increasing Emergency Management Performance Grants by \$100 million.
- Adding \$200 million to the Emergency Food and Shelter Program.
- Giving the Department of Agriculture \$34 million in funding for the National Forest System and \$7 million for Wildland Fire Management.

- Providing \$1.5 billion in funding to the CDC to support grants or cooperative agreements with states and localities for various disease-related activities, including mitigation, communication, and preparedness and response activities.
- Adding \$250 million to Certified Community Behavioral Health Clinic Expansion Grants.
- Boosting suicide prevention programs with an additional \$50 million.
- Setting aside \$955 million for Aging and Disability Services Programs, including nutrition services, support services for family caregivers, and other activities authorized by the Older Americans Act of 1965.
- Providing independent living centres that have received grants an additional \$85 million.
- Adding an additional \$350 million for Migration and Refugee Assistance.
- Beefing up the Essential Air Service and Rural Improvement Fund by \$56 million.

Children and Families Services Programs

The bill provides significant increases to a number of key programs, including \$3.5 billion to Payments to States for Child Care and Development Block Grants, \$1.9 billion to Children and Families Services Programs (includes Head Start), and \$900 million for the Low Income Home Energy Assistance program.

Some rules have been changed as well, to benefit local government. For instance, the time to expend funds under the Children and Families Services Programs carry over for the next two fiscal years. For participants in the Head Start Act, the same ratios will be applied to the new \$750 million in funding, which should streamline that process.

Other money in this section is earmarked for:

- \$500 million for operating supplemental summer programs.
- \$45 million for Family Violence Prevention and Services formula grants.
- \$25 million for the Runaway and Homeless Youth Act.
- \$45 million for child welfare service.

Community Development Block Grants

The bill includes \$5 billion for the Community Development Fund, which was created by the Housing and Community Development Act of 1974. A key provision is that up to \$2 billion be distributed to entitlement communities in states based on 2020 formulas within the next 30 days. Another \$1 billion is earmarked for States for entitlement and non-entitlement communities, based on public health needs and the impact of COVID-19. The remainder will be distributed taking into account the number of cases compared to the national average and other indicators of housing and economic disruptions.

Other allocations in this area include:

- \$1.3 billion for Tenant-Based Rental Assistance, \$850 million of which is available for administrative and other expenses of public housing agencies for section 8 programs and \$400 million for section 8 renewal funding allocations.
- \$1 billion in Project-Based Rental Assistance.
- \$685 million for the Public Housing Operating Fund.
- \$65 million for Housing Opportunities for Persons with AIDS.
- \$50 million for Housing for the Elderly programs.
- \$15 million for Housing for Persons with Disabilities.

K-12 Schools

A total of \$30.8 billion has been set aside for education, although the precise breakdown of where those funds will be used is not contained

in the bill. Generally, additional funding will be allocated to the States in the Elementary and Secondary School Emergency Relief Fund based on the current formulas, 90% of which must be awarded as sub-grants to local education agencies. Likewise, the Governor's Emergency Education Relief Fund will also be increased for pass-throughs to local agencies. Safe Schools and Citizenship Education programs will receive an additional \$100 million for cleaning and disinfecting schools affected by the virus, as well as offset some distance learning costs.

Other Possible Benefits

There are a number of items that appear to affect local governments in the bill. They include:

- Section 2103 Emergency Unemployment Relief for Governmental Entities and Nonprofits provides funding from the Federal government to States that is restricted to reimbursing governmental entities and nonprofits for amounts paid into the State unemployment fund.
- Section 2302 provides for permissible delays in paying employer payroll taxes until December 30, 2020.
- Employers will be able to apply a credit for any emergency paid sick leave against payroll taxes.
- Reauthorization of the Healthy Start Program.
- Section 3608 allows for deferment of minimum annual contributions of single-employer retirement plans.
- Extension of the Sexual Risk Avoidance Education Program, Personal Responsibility Education Program, and Temporary Assistance for Needy Families Program.
- Increasing funding for community health centres to \$4 billion.
- Public Health and Social Services Emergency Fund expenditures may include some local grants, out of a total of \$27 billion.

- The Veterans Health Administration will receive \$14.4 billion for medical services, \$2.1 billion for medical community care, \$100 million for medical support and compliance, and \$606 million for medical facilities.

Side Benefits

In addition to areas where local governments and school districts could see direct impacts, there are a number of provisions that have an affect on their communities.

Hospitals, community health centres and other public health agencies will see an influx of \$153.5 billion to address needs during the pandemic. Although no specific amount is cited in the bill, there is a potential for county and regional public health departments to see relief through grants to local partners. There was also an emphasis on supporting medical services for rural and underserved areas.

The support for individuals and businesses, which accounts for three-quarters of the potential spending in the bill, will have a residual effect on local government revenues as well. By bolstering taxpayers' ability to make ends meet and supporting businesses, we will hopefully experience less bankruptcies, foreclosures and unemployment than if nothing had been done.

Small businesses, in particular, may be helped in ways that directly impact local government revenues. There's a setaside of \$10 billion for emergency grants and \$350 billion in additional Small Business Administration loans. For the loans, any amounts applied to maintaining payroll or rent can be forgiven, if workers remain employed through the end of June 2020. Additionally, \$6 billion has been allocated to cover up to six months of loan payments on existing SBA loans. Several other loan programs are cited in the bill that could help small businesses as well.

In the short term, this may support higher sales tax revenues than otherwise would have been realized if more businesses were forced to close down. Longer term, property values may be less impacted, as will construction projects already underway. This isn't to say that there won't be significant impacts, just that the relief will help mitigate the severity of them.

Taken as a whole, there's a number of funding sources that will be available to help mitigate local government spending and losses due to COVID-19 in the bill.

Kevin Knutson

Kevin has spent more than 20 years working for the cities of Coral Springs, Florida and Reno, Nevada, specializing in administration, budget, strategic planning, performance management, process improvement and communications. He also served as a local government consultant, where he provided more than 200 strategic planning, performance management and organizational assessment projects to 142 cities, counties and districts across the US.

[More By This Author](#)



ARBOR DAY PROCLAMATION

WHEREAS: Trees and forest soils keep our lakes and streams clean by absorbing and filtering pollutants and sediments; and

WHEREAS: Forest soils prevent flooding and reduce storm water by capturing and storing rainwater and snowmelt, which is then slowly released to our lakes, streams, and groundwater; and

WHEREAS: Careful management of our forests is one of the best ways to protect drinking water and reduce the cost of water treatment; and

WHEREAS: Sound management of forested public lands surrounding the Mississippi River ensures clean drinking water for more than one million Minnesotans; and

WHEREAS: About three-quarters of Minnesotans get their drinking water from the forested parts of the state; and

WHEREAS: Planting trees is a natural and easy way to keep our water clean; and

WHEREAS: The last Friday in April, and throughout the month of May, citizens of the City of Benson pay special tribute to our trees as natural resources and rededicate ourselves to the vitality of our forests.

NOW, THEREFORE, I, Terri Collins, Mayor of the city of Benson, do hereby proclaim April 30, 2020 as

ARBOR DAY

And the month of May 2020, as Arbor Month in the City of Benson.

Mayor

**RESOLUTION AUTHORIZING TRANSFER OF XCEL ENERGY GRANT DOLLARS FOR
ECONOMIC DEVELOPMENT PURPOSES
(RESOLUTION 2020-)**

WHEREAS, the City Council of the City of Benson, County of Swift, State of Minnesota, received grant dollars from Northern State Power (Xcel Energy) as part of the Benson Power LLC biomass plant closing, and;

WHEREAS, these grant dollars are limited in use for the purposes of economic development, and;

WHEREAS, the Council has determined that sanitary sewer collection and treatment improvements qualify as an economic development purpose, and;

WHEREAS, the 2019 Sanitary Sewer WWTP Filter project is an authorized use of grant dollars, and:

WHEREAS, the estimated cost of this project is \$600,000.

NOW, THEREFORE, BE IT RESOLVED that \$112,042.51 as itemized on the attached invoices to be transferred from the NSP Grant Fund to the Sewer Fund.

**RESOLUTION AUTHORIZING TRANSFER OF XCEL ENERGY GRANT DOLLARS FOR
ECONOMIC DEVELOPMENT PURPOSES
(RESOLUTION 2020-)**

WHEREAS, the City Council of the City of Benson, County of Swift, State of Minnesota, received grant dollars from Northern State Power (Xcel Energy) as part of the Benson Power LLC biomass plant closing, and;

WHEREAS, these grant dollars are limited in use for the purposes of economic development, and;

WHEREAS, the Council has determined that sanitary sewer collection and treatment improvements qualify as an economic development purpose, and;

WHEREAS, the proposed 2020 Sanitary Sewer WWTP Flood Protection project is an authorized use of grant dollars, and:

WHEREAS, the estimated cost of this project is \$964,794.

NOW, THEREFORE, BE IT RESOLVED that \$17,068.00 as itemized on the attached invoices to be transferred from the NSP Grant Fund to the Sewer Fund.

Application No. 2

Date of Application: 3/4/2020
 Work Complete Through: 3/4/2020

| Spec. | Description | Scheduled Value | Previous Application | This Application | Stored Material | Completed & Stored To Date | Pct. Compl. | Balance to Finish |
|-------|-------------------------------------|---------------------|----------------------|---------------------|-----------------|----------------------------|-------------|---------------------|
| | Mobilization & General Conditions | \$10,000.00 | \$6,000.00 | \$ - | \$0.00 | \$6,000.00 | 60% | \$4,000.00 |
| | Unforeseen Conditions | \$8,000.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$8,000.00 |
| | Facility Cleaning | \$6,820.00 | \$4,000.00 | \$0.00 | \$0.00 | \$4,000.00 | 0% | \$6,000.00 |
| | Replace Valve Components | \$64,000.00 | | \$40,000.00 | \$0.00 | \$40,000.00 | 0% | \$60,000.00 |
| | Recondition Motors | \$12,800.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$12,800.00 |
| | New Process Equipment | \$47,500.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$45,000.00 |
| | Plumbing Replacement | \$14,800.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$14,800.00 |
| | Painting | \$75,000.00 | \$4,000.00 | \$26,000.00 | \$0.00 | \$30,000.00 | 40% | \$45,000.00 |
| | Misc Metal | \$6,500.00 | \$3,000.00 | | \$0.00 | \$3,000.00 | 46% | \$3,500.00 |
| | Door Hardware | \$8,600.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$8,600.00 |
| | HVAC | \$52,000.00 | | \$17,500.00 | \$0.00 | \$17,500.00 | 34% | \$34,500.00 |
| | Chemical Feed Equipment | \$106,100.00 | \$50,000.00 | | \$0.00 | \$50,000.00 | 47% | \$56,100.00 |
| | Electrical | \$98,200.00 | \$16,700.00 | \$53,000.00 | \$0.00 | \$69,700.00 | 71% | \$28,500.00 |
| | Unplanned 12 Gauge Wire | \$205.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$205.00 |
| | Unplanned 14 Gauge Wire | \$175.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$175.00 |
| | Unplanned 2 Conductor 16 Gauge Wire | \$575.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$575.00 |
| | Alt #1 Lump Sum Deduct | (\$15,630.00) | | \$0.00 | \$0.00 | \$0.00 | 0% | (\$15,630.00) |
| | Work Order #1 | \$108,622.00 | \$6,000.00 | \$10,000.00 | | \$16,000.00 | | \$102,622.00 |
| | Cut Hole's In Filters Qty 4 | \$7,500.00 | \$1,875.00 | \$3,750.00 | | \$5,625.00 | | \$1,875.00 |
| | Heater Upgrades (Goff) | \$4,700.00 | | \$4,700.00 | | \$4,700.00 | | \$0.00 |
| | Totals | \$616,467.00 | \$91,575.00 | \$154,950.00 | \$0.00 | \$246,525.00 | 40% | \$495,645.00 |

| | |
|---|--------------|
| Original Contract | \$511,275.00 |
| Change Orders | \$92,992.00 |
| Revised Contract | \$604,267.00 |
| Total Completed and Stored to Date | \$246,525.00 |
| Retainage on Work Completed | 12,326.25 |
| Retainage on Stored Materials | \$0.00 |
| Total Retainage | \$12,326.25 |
| Total Completed & Stored to Date less Retainage | \$234,198.75 |
| Previous Payments | \$36,996.25 |
| Amount Due | \$147,202.50 |
| Balance to finish plus retainage | \$507,971.25 |

Application for Payment No. 3

To: City of Benson
 From: MN Mechanical Solutions, 313 34th Ave S Waite Park MN 56387
 Contract: _____
 Project: Chlorine Damage Repairs

Owners Contract No. _____ Stantec's Project No. 193804681
 Date of this Invoice: _____
 Invoice Work Period: March 27-2020

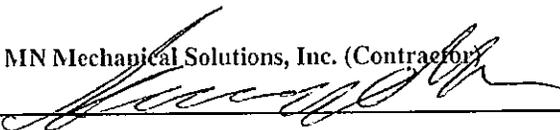
| | |
|--|---------------------|
| 1) Original Contract Price: | <u>\$511,275.00</u> |
| 2) Net Change by Change Order/Written Amendments (-/+) | <u>\$92,922.00</u> |
| 3) Current Contract Price (1+2): | <u>\$604,276.00</u> |
| 4) Total Completed and stored to date: | <u>\$350,025.00</u> |
| 5) Retainage (per Agreement): | |
| <u>5.00%</u> of completed work | <u>\$17,501.25</u> |
| <u>0.00%</u> of stored material: | <u>\$0.00</u> |
| Total retainage: | <u>\$17,501.25</u> |
| 6) Total Completed and stored to date less retainage (4-5) | <u>\$332,523.75</u> |
| 7) Less Previous Application for Payments: | <u>\$234,198.75</u> |
| 8) DUE THIS APPLICATION | <u>\$98,325.00</u> |

Accompanying Documentation:

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of work done under the Contract referred to above have been applied on account to discharge CONTRACTOR'S legitimate obligations incurred in connection with Work covered by prior Applications for Payment numbered 1 through 1 inclusive; (2) title of all work, materials and equipment incorporated in said Work otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all Liens, security interest or encumbrance (except such as are recovered by a Bond acceptable to OWNER indemnifying OWNER against any such Lien, security interest or encumbrance); and (3) all Work covered by this Application for Payment is in accordance by the Contract Documents and not defective.

Dated: March 29 2020

By: MN Mechanical Solutions, Inc. (Contractor)


Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Owner: City of Benson Engineer: Stantec
 By: _____ By: 
 Date: _____ Date: 3-31-20

Application No. 3

Date of Application: 3/27-2020
 Work Complete Through: 3/27/2020

| Spec. | Description | Scheduled Value | Previous Application | This Application | Stored Material | Completed & Stored To Date | Pct. Compl. | Balance to Finish |
|-------|-------------------------------------|---------------------|----------------------|---------------------|-----------------|----------------------------|-------------|---------------------|
| | Mobilization & General Conditions | \$10,000.00 | \$6,000.00 | \$ 4,000.00 | \$0.00 | \$10,000.00 | 100% | \$0.00 |
| | Unforeseen Conditions | \$8,000.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$8,000.00 |
| | Facility Cleaning | \$6,820.00 | \$4,000.00 | \$0.00 | \$0.00 | \$4,000.00 | 0% | \$2,820.00 |
| | Replace Valve Components | \$64,000.00 | \$40,000.00 | \$12,000.00 | \$0.00 | \$52,000.00 | 0% | \$12,000.00 |
| | Recondition Motors | \$12,800.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$12,800.00 |
| | New Process Equipment | \$47,500.00 | | \$8,000.00 | \$0.00 | \$0.00 | 0% | \$39,500.00 |
| | Plumbing Replacement | \$14,800.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$14,800.00 |
| | Painting | \$75,000.00 | \$30,000.00 | | \$0.00 | \$30,000.00 | 40% | \$45,000.00 |
| | Misc Metal | \$6,500.00 | \$3,000.00 | | \$0.00 | \$3,000.00 | 46% | \$3,500.00 |
| | Door Hardware | \$8,600.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$8,600.00 |
| | HVAC | \$52,000.00 | \$17,500.00 | \$12,000.00 | \$0.00 | \$17,500.00 | 34% | \$22,500.00 |
| | Chemical Feed Equipment | \$106,100.00 | \$50,000.00 | \$24,000.00 | \$0.00 | \$74,000.00 | 70% | \$32,100.00 |
| | Electrical | \$98,200.00 | \$69,700.00 | \$4,000.00 | \$0.00 | \$73,700.00 | 75% | \$24,500.00 |
| | Unplanned 12 Gauge Wire | \$205.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$205.00 |
| | Unplanned 14 Gauge Wire | \$175.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$175.00 |
| | Unplanned 2 Conductor 16 Gauge Wire | \$575.00 | | \$0.00 | \$0.00 | \$0.00 | 0% | \$575.00 |
| | Alt #1 Lump Sum Deduct | (\$15,630.00) | | \$0.00 | \$0.00 | \$0.00 | 0% | (\$15,630.00) |
| | Work Order #1 | \$108,622.00 | \$16,000.00 | \$39,500.00 | | \$55,500.00 | 50% | \$53,122.00 |
| | Totals | \$604,267.00 | \$236,200.00 | \$103,500.00 | \$0.00 | \$319,700.00 | 53% | \$264,567.00 |

| | |
|---|---------------------|
| Original Contract | \$511,275.00 |
| Change Orders | \$92,992.00 |
| Extra's | \$10,325.00 |
| Revised Contract | \$614,592.00 |
| Total Completed and Stored to Date | \$350,025.00 |
| Retainage on Work Completed | 17,501.25 |
| Retainage on Stored Materials | \$0.00 |
| Total Retainage | \$17,501.25 |
| Total Completed & Stored to Date less Retainage | <u>\$332,523.75</u> |
| Previous Payments | <u>\$234,198.75</u> |
| Amount Due | \$98,325.00 |
| Balance to finish plus retainage | \$282,068.25 |

| | A | B | C | D | E |
|----|----------------------------|-----------------|----------------------|------------------|-------------------|
| 1 | Benson Changes | | | | |
| 2 | | Scheduled Value | Previous Application | This Application | Balance to Finish |
| 3 | | | | | |
| 4 | Cut Holes in Filters Qty 4 | \$7,500.00 | \$5,625.00 | \$0.00 | \$1,875.00 |
| 5 | Heater Upgrades | \$4,700.00 | \$4,700.00 | \$0.00 | \$0.00 |
| 6 | Rotate Existing Valves | \$3,600.00 | | | |
| 7 | New High Service Motor | \$5,500.00 | | | |
| 8 | | | | | |
| 9 | | | | | |
| 10 | | | | | |
| 11 | | | | | |
| 12 | | | | | |
| 13 | Total's | | \$10,325.00 | | |

**CITY OF BENSON
RESOLUTION NO. 2020-
RESOLUTION ACCEPTING DONATIONS**

WHEREAS, The City of Benson is generally authorized to accept gifts and bequests pursuant to Minnesota Statutes Section 465.03 and Minnesota Statutes Section 471.17 for the benefit of its citizens; and

WHEREAS, the following persons and entities have offered to contribute the cash amounts set forth below to the city:

Shepherd of the Hills \$50 to Benson Fire Department
BNSF Railway Foundation \$10,000 to Benson Police Department for Canine
Tom Kvamme \$50 for Normandy Presentation
Zetetic Study Club \$250 for Roosevelt Playground Equipment
Terri Collins \$30 for Beautify Benson Sweatshirt
Lori Eix \$30 for Beautify Benson Sweatshirt
Karen Manzke \$30 for Beautify Benson Sweatshirt
Melissa Touhey-Ziegler \$30 for Beautify Benson Sweatshirt

WHEREAS, all such donations have been contributed to assist the various city departments and programs as allowed by law; and

WHEREAS, The City Council finds that it is appropriate to accept the donations offered.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BENSON, MINNESOTA, AS FOLLOWS:

1. The donations described above are accepted and shall be used to benefit the departments listed above, as allowed by law.

ADOPTED by the City Council of the City of Benson on April 6, 2020.

Approved:

ATTESTED:

Mayor

City Clerk