

**MINUTES - BENSON CITY COUNCIL REGULAR MEETING
CITY HALL
MAY 17, 2021**

The meeting was called to order at 5:30 p.m. by Mayor Collins. Members present: Terri Collins, Lucas Olson, Jon Buyck, Mark Schreck and Jack Evenson. Members Absent: None. Also present: City Manager Rob Wolfington, Director of Finance Glen Pederson, Police Chief Ian Hodge, Public Works Director Dan Gens, Pioneerland Librarian Andrew Kelton, CEDA Representative Hillary Tweed, Stan Olson, Ron Hanson, Eric Peterson, Anne Johnson, Jon Dokken and Reed Anfinson.

The Council recited the Pledge of Allegiance.

The Mayor asked for any changes to the agenda to which there were none. It was moved by Evenson seconded by Schreck and carried unanimously to approve the agenda.

Next was the Consent agenda. Schreck asked about the Building Official Agreement. Wolfington explained Mike Jacobson resigned. This is a 30 day agreement with the City of Montevideo much like the agreement we had with the City of Morris for Mike Jacobson. Buyck asked what it will cost the City to hire the building official from Montevideo, to which Wolfington said there is money in the budget for the building official's wages already, and when there is a more permanent solution to hiring a building official for the City of Benson, he will have a solid amount. Schreck asked to see the costs associated with this in the future.

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

- May 3, 2021 City Council Minutes
- April 14, 2021 Armory Blue Ribbon Committee Minutes
- April 28, 2021 Armory Blue Ribbon Committee Minutes
- March 15, 2021 EDA Minutes
- March 10, 2021 Benson Cemetery Board Minutes
- May 11, 2021 Friends of the Library Minutes
- Letter from Ron Hanson
- Temporary Building Official Agreement with the City of Montevideo

Electronic Transfers:

Payroll: \$119,706.81 – May 6, 2021

Journal: \$1,928,665.49 – April 2021

The Mayor asked for anyone with unscheduled business. Stan Olson approached. He said at his development on the south east part of town, he had an offer from an existing homeowner to purchase a lot behind their house. They do not intend to build on the lot. Olson said in his development agreement with the City of Benson, if he sells a lot and there isn't a house placed on that lot within one year, the lot owner will be assessed a fee for the City's cost for infrastructure development in the amount of \$4,008. He is asking for the City to waive this fee, in lieu of his donating several lots in this subdivision to the City. After discussion, it was agreed by the Council to table their decision until the next regular City Council Meeting.

Next Ron Hanson approached the Council. He began by thanking the Council for all they do for the City. He said he feels the role for City Government is to make life livable for its citizens. He said there has been a bowling alley and theater in town for 100 years, and feels it's the proper role of government to take a role in running these two businesses and sustaining them. The Council suggested he

come back with a plan how the City can do this. He thanked the Council for their time.

Wolfington introduced the new Pioneerland Head Librarian Andrew Kelton who started at the Benson Public Library recently.

Mayor Collins opened the Public Hearing at 5:55 p.m. Tweed with CEDA approached the Council to say the purpose of the public hearing is not to convince the Council to keep the Armory, but to ask for support for the grant, as well as get citizen input. She reviewed the proposed MN Community Development Block Grant COVID-19 (CDBG-CV) activities as well as discussing their benefiting location. She reviewed the overall cost and proposed financing. The implementation schedule was discussed and she shared the past performance of the successful execution of former Small Cities Grants by the City as well as CEDA's more than 30 years of small cities development. She laid out the responsibilities of the grant and implementation. She said the Armory is not a historic building, or listed in any history building registers. Councilmember Evenson offered the following resolution:

**LOCAL GOVERNMENT RESOLUTION
(RESOLUTION 2021-14)**

BE IT RESOLVED that the City of Benson (applicant) act as the legal sponsor for the project contained in the Application to be submitted on June 1, 2021 and that Robert Wolfington, City Manager (Title of First Authorized Official) and Hillary Tweed, Community & Business Development Specialist (Title of Second Authorized Official) are hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the City of Benson (applicant).

BE IT FURTHER RESOLVED that the City of Benson has the legal authority to apply for financial assistance, and the institutional, managerial and financial capability to ensure adequate construction, operation, maintenance and replacement of the proposed project for its design life.

BE IT FURTHER RESOLVED that the City of Benson has not violated any federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the State, the City of Benson may enter into an agreement with the State of Minnesota for the approved project, and that the City of Benson certifies that it will comply with all applicable laws and regulations as stated in all contract agreements.

NOW, THEREFORE BE IT RESOLVED that Robert Wolfington, City Manager and Hillary Tweed, Community & Business Development Specialist, or their successors in office are hereby authorized to execute such agreements, and amendments thereto, as are necessary to implement the project on behalf of the Applicant.

Councilmember Olson seconded the foregoing resolution and the following vote was recorded: AYES: Schreck, Collins, Buyck, Olson, Evenson. NAYS: None. Thereupon the Mayor declared Resolution 2021-14 duly passed and adopted.

Next Johnson with the Armory Blue Ribbon Committee and Pederson approached the Council. They discussed the CDBG-CV Grant application for the Armory. They said they felt they would have a better chance at getting the \$600,000 grant if the City commits to a 1 for 1 match. Pederson stated if we get the \$600,000, and the City matched it at \$600,000 there would then be a \$1.2 million project and the Armory could be improved even more. Pederson presented a quote from Engan and Associates for engineering services should we be awarded the grant. Johnson said the committee is in agreement a match will give us the best chance to get the grant. Pederson said there is currently \$125,000 in the General Capital Outlay fund in the budget earmarked for the Armory. It was then moved by Evenson, seconded by Olson to approve a \$600,000 match if the City should get the \$600,000 grant from CDBG-CV. Schreck

stated this is a larger amount than the \$200,000 originally discussed. Pederson said they are receiving letters of support from residents. Buyck asked what happens if we don't get the grant? Pederson said they will go back to planning with the original \$200,000. The following vote was recorded: AYES: Olson, Schreck, Collins, Evenson. NAYES: Buyck. The motion carried.

Pederson followed up with an updated quote from Buttweiler's Do-All Inc. for roof repair at the Armory. Pederson said the quote has gone up since last year and will only continue to go up. He then asked the Council for their feedback if they would like to repair the roof at the Armory at this time. After discussion, it was moved by Schreck, seconded by Buyck to deny the roof repair request. The following vote was recorded: AYES: Schreck, Collins, Buyck, Evenson. NAYS: Olson. The motion carried to deny the request.

Eric Peterson approached the Council to make an offer on a lot owned by the City between 1806 & 1810 Kansas Ave. The lot is an unbuildable lot and Peterson has been maintaining the lot for several years. The neighbor to the east expressed a few years ago they weren't interested in the lot. After discussion, it was moved by Evenson, seconded by Olson and carried unanimously to accept Peterson's offer of \$500 to purchase parcel #23-0563-000 from the City.

Gens approached the Council to discuss the heater-less desiccant dryer the Council approved at the May 3, 2021 meeting for the power plant air compressors. Atlas Copco contacted Gens to say they made a mistake on their quote. The quote they gave us was for \$15,233.00. In fact the quote should have been \$18,233.00. The other quote from Ingersoll Rand was for \$30,085. After discussion, it was moved by Buyck, seconded by Evenson and carried unanimously to approve the new amount for the desiccant dryer in the amount of \$18,233.00.

Next was a pay request for repairs to well #31. Gens informed the City Council earlier this year there was a problem with the old well. A new well pump and other parts were needed. Gens decided to do the extra maintenance on the pump while it was being worked on rather than have a break-down this summer. It was moved by Schreck, seconded by Buyck and carried unanimously to approve the pay request to Thein Well in the amount of \$17,461.25.

Pederson reviewed the April 2021 budget report. He stated water and sewer revenues were up.

It was moved by Evenson, seconded by Schreck and carried unanimously to approve the bills and warrants in the amount of \$338,936.80.

Wolfington said there is a tour of City projects scheduled after the Council meeting today.

There being no further business to come before the Council a motion was made by Evenson seconded by Buyck and carried unanimously to adjourn the Council meeting at 6:20 p.m.

Mayor

City Clerk