

**MINUTES – SPECIAL BENSON CITY COUNCIL MEETING
CITY HALL
AUGUST 10, 2020**

The meeting was called to order at 12:04 p.m. by Mayor Collins. Members present: Jack Evenson, Terri Collins, Mark Schreck, Jon Buyck & Lucas Olson. Members Absent: None. Also present: City Manager Rob Wolfington, Director of Finance Glen Pederson, Building Official Mike Jacobson and Public Works Director Dan Gens.

The Council recited the Pledge of Allegiance.

The Mayor stated the purpose of the meeting today is to discuss the Armory. The Council moved the meeting to the Armory for a tour of the building. Wolfington shared some upgrades to the building such as the boilers were removed out of the basement, and the hanging heaters in the gym room were installed. He said the roof is in rough shape. The garage roof was replaced recently and is still under warrantee, and an estimate to reroof the barrel part of the building will cost \$48,000, or if all 3 roofs are replaced it will be \$82,000. He went on to say the gymnastic program will be in the Armory until their new building is finished. Updates to the Armory could include updating electrical from fuses to breakers, a new HVAC system is in order which will require an electrical upgrade. ADA will need to be addressed, the basement is in rough shape, there is asbestos wrapped pipe which was revealed during the school's inspection last year. Wolfington estimated it will be about \$500,000 just to complete the updates mentioned.

Buyck asked what the utilities are. Pederson said the budget is \$12,000 which is offset by the rental revenues. Pederson gave a short history of repairs. 1993 the City took over the Armory. We received a \$25,000 grant from the State which we put into fixing up bathrooms, and put the dry walled ceiling in. The boilers were removed from the basement in 2007. In 2012 we updated lighting in the building. In 2013 we replaced the roof over the garage which has a 15-year warrantee on it. In 2015 there was some exterior repairs done to the stucco. The Council toured around the building, then returned to City Hall for discussion.

The Council reviewed the options for the building. There was discussion on whether to put money into repairing everything or to tear the building down. Jacobson said you can put money into the roof, but still have an unusable building. Loss of rental income to the building when gymnastics leaves was discussed. There were concerns over the loss of space if the Armory is torn down. After more discussion, Schreck made a motion to demolish the building. The motion was seconded by Buyck. There was discussion on input with the decision. At this time Schreck rescinded his motion.

Schreck made a motion to direct staff to obtain plans and specs for demolition of the Armory and filling the hole. The Motion was seconded by Buyck. After discussion, the motion carried unanimously.

There being no further business to come before the Special Council meeting was adjourned at 12:50 p.m.

Mayor

City Clerk