

**MINUTES - BENSON CITY COUNCIL - SPECIAL MEETING
AUGUST 8, 2016**

The meeting was called to order at 5:30 p.m. by Mayor Landmark. Members present: Gary Landmark, Stephanie Heinzig, Terri Collins, Jack Evenson & Jonathon Pogge-Weaver. Members Absent: None. Also present: City Manager Rob Wolfington, Director of Finance Glen Pederson, Public Works Director Dan Gens, Police Chief Ian Hodge and Reed Becker with Widseth Smith & Nolting Architects.

The purpose of the meeting was to review the strategic planning goals from January 15th, 2016 meeting, discuss questions for a new city hall and consider the purchase of the Atlantic Avenue elevator.

The City Manager requested to first consider the new city hall agenda item in order to allow Mr Becker to return home as early as possible.

The Council discussed several options to five basic questions to a new city hall.

- Why a new City Hall?
- What kind of building do we want?
- Where would it be located?
- When do we want to build?
- How will we pay for a new City Hall?

After considerable discussion the Council summarized the parameters for a new City Hall as follows:

- A new city hall is needed to meet ADA requirements, safety/security concerns, employee health concerns, mechanical, workflow efficiencies and new digital future
- The immediate need is to relocate the Police Department into a separate facility
- They would like to see the City Hall building with basic services but with room for expansion.
- Timing is to keep the ball rolling with an eye on the November elections if a G.O. Bond referendum question is needed.
- Depending on the type of building constructed the Council could use either EDA Bonding and lease back to the City or a full G.O. Bonding that would require a referendum

The consensus of the Council was to have Mr. Becker review the current Loen Electric building at 2110 Hall Avenue for a possible Police Department location and to review the Eaton Park site north of the football field for a new City Hall.

A motion was made by Collins, seconded by Evenson and carried unanimously to approve the agenda. It was moved by Evenson, Seconded by Collins and carried unanimously to approve the following items on the Consent Agenda:

- August 30, 2016 MRES Regional Policy Makers Meeting notice

Wolfington reviewed what he had discovered regarding the Atlantic Avenue elevator. A portion of the land is still under lease with the railroad and that their lease payments that are past due. It will take some time to bring the lease payments up to date and renegotiate the terms of any purchase. No action was taken.

Wolfington reviewed the strategic planning goals from the Council's January 15, 2016 meeting. The Council noted that some progress has already been made on several items. A draft of a Small Cities Grant Application Contract was included in the packet for future consideration. A proposed purchase

agreement with Larry and Jacque Unruh for their property located at 1620 Atlantic Avenue was reviewed and the Council expressed they were interested in proceeding and would move at their next regular meeting.

Wolfington reported that the debris had been removed from the basement of the Chamber/Tech Box building and that the building official had estimated that \$12,000 would be the cost to repair the support columns. The outside walls of the buildings appear to be ok.

There being no other business, a motion was made by Collins, seconded by Evenson and carried unanimously to adjourn the meeting at 7:26 p.m.

Mayer

City Clerk