

**NOTICE OF SPECIAL
BENSON CITY COUNCIL MEETING**

The Benson City Council will hold a special meeting on Monday, August 8, 2016, at 5:30 p.m. at City Hall at 1410 Kansas Avenue. The purpose of the meeting is to review the Strategic Planning Goals, building a new City Hall and consider purchase of the remaining grain elevator for demolition.

Dated: August 2, 2016

/s/ Gary Landmark
Mayor

Attest: /s/ Glen Pederson
City Clerk

**Special City Council Meeting Agenda
City Council Chambers
August 8, 2016**

Page		Action Requested
	1. 5:30 p.m. Call the Meeting to Order at the Benson City Council Chambers (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. Correspondence:	
3-4	▪ MRES Regional Policy Makers Dinner – August 30, 2016	
5-8	5. Small Cities Grant Application Contract for Services	Information Only
9-14	6. Review Strategic Planning Goals from January 15, 2016	
15	7. Review Fundamental Questions for a New City Hall	
16-23	8. Review Atlantic Avenue Elevator Purchase/Demolition	
	9. Adjourn: Mayor	

August 2, 2016

Robert Wolfington
Benson Municipal Utilities
1410 Kansas Ave
Benson, MN 56215

Re: Missouri River Energy Services Regional Policymakers Dinner and Discussion
Tuesday, August 30 – 5:30 p.m. to 8:15 p.m.
Alexandria, Minnesota – Courtyard One – Holiday Inn – 5637 Highway 29 South

Dear Robert:

Municipal electric utilities find themselves under an increasing amount of regulation, legislation, and customer expectations. Missouri River Energy Services (MRES) is working every day to ensure our members have the tools they need to continue to operate reliably and efficiently in this demanding environment.

There are many critical issues that we must work on together. For example, regulations issued and proposed by the Environmental Protection Agency continue to be a major challenge being faced by MRES and one that has the potential to affect the rates of our members. New technologies, changing customer expectations, and workforce succession planning are also issues that must be strategically addressed.

With these objectives in mind, MRES invites you and your local electric utility policymakers to an informal evening of dinner, information, and discussion on these and any other topics you want to discuss. This invitation will be limited to the MRES members in your region of the state so the group will remain relatively small and be more conducive to discussion.

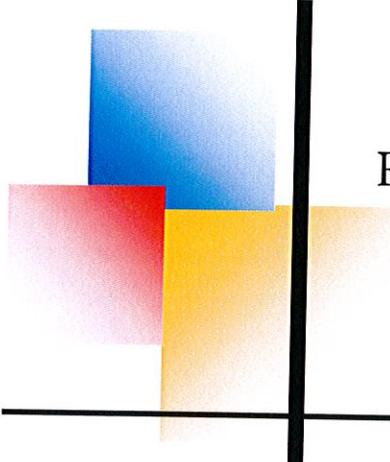
In order to ensure sufficient seating and an accurate count for dinner, you are asked to discuss this with your local policymakers and RSVP to Lisa Korthals via e-mail at lisa.korthals@mrenergy.com, by fax at 605-978-9393, or by phone at 800-678-4042 by Friday, August 19. An RSVP form is enclosed. There is no charge for this dinner meeting. We look forward to seeing you and your representatives from your commission or council on Tuesday, August 30.

Sincerely,



Joni Livingston
Director, Member Service and Communications

enclosure



2016 Missouri River Energy Services
Regional Policymakers Dinner and Discussion
Alexandria, Minnesota

Tuesday, August 30

REMINDER
- RSVP by -
Friday, August 19

The following staff and Policymakers will attend from:

Utility Name

Attendee First & Last Name

Please RSVP to Lisa Korthals by Friday, August 19 via:

Email: lisa.korthals@mrenergy.com

Fax: 605.978.9393

Phone: 800.678.4042

CONTRACT FOR PROFESSIONAL SERVICES
UPPER MINNESOTA VALLEY REGIONAL DEVELOPMENT COMMISSION
AND THE
CITY OF BENSON

FY17 – 003 BENSON SCDP 2016

WHEREAS, this Contract for Services is by and between the City of BENSON, MINNESOTA, hereinafter referred to as the CITY, and the UPPER MINNESOTA VALLEY REGIONAL DEVELOPMENT COMMISSION, hereinafter referred to as the UMRDC; and

WHEREAS, the purpose of this Contract is to provide a mutual understanding concerning the services to be rendered to the CITY by the UMRDC; and

WHEREAS, the nature of the said services is to assist the CITY in preparing a Small Cities Development Program (SCDP) application hereafter referred to as SCDP application; and

WHEREAS, the UMRDC agrees to provide professional services as required in this Contract and shall begin to provide said services beginning August 2016; and

NOW, THEREFORE, in consideration of the mutual covenants and promises between the parties hereto, it is agreed:

SECTION I. DESCRIPTION OF UMRDC SERVICES

The UMRDC hereby agrees to:

- A. Coordinate, author and submit an SCDP application proposal to the Minnesota Department of Employment and Economic Development (DEED) by November 10th, 2016; and
- B. Work with the Swift County HRA to establish an interest list of homes and rental properties; and
- C. Work with the City Manager and City and County EDA's to develop an interest list of commercial businesses; and
- D. Prepare and submit a full application to DEED by February 23rd, 2017; and
- E. If awarded SCDP funds, the UMRDC will provide grants administration services under a separate contract with the City.

SECTION II. DESCRIPTION OF CITY'S RESPONSIBILITIES

The CITY agrees to:

- A. Appoint a primary contact for this project;

- B. Provide the UMVRDC with specific information, plans, resolutions and documents as needed to complete the UMVRDC's services;
- C. Assist the UMVRDC in gathering adequate number of eligible waiting list candidates for the application process (i.e. press releases, door-to-door survey or phone survey);
- D. Schedule, conduct, mail and print information for CITY public hearings/meetings as required and assure that all publication and notification requirements are met;
- E. Pay for all cost related to public hearings and corresponding publications and notifications;
- F. Be the party responsible for updating and maintaining all work completed under this Contract;
- G. Compensate the UMVRDC in accordance with Section IV of this Contract;
- H. Utilize the UMVRDC as the grants administrator under a separate contract if funds are awarded.

SECTION III. CONTRACT PERIOD

- A. Services provided under the terms of this Contract will be performed August 2016 – June 2017;
- B. The time period for this Contract may be amended upon request and signed approval by both the UMVRDC and CITY.

SECTION IV. COMPENSATION FOR SERVICES

- A. The UMVRDC shall be compensated for services provided in Section I of this Contract.
- B. The CITY agrees to pay the UMVRDC the amount of \$8,000

 Compensation for services paid by the CITY will be provided as follows:
 - 1. The cost of the application proposal is \$6,000 and will be billed upon submission.
 - 2. The cost of the full application is \$2,000 and will be billed upon submission.
- C. The UMVRDC will provide the CITY with a final invoice indicating services provided and the total amount due.
- D. Our fees for these services are generally based on time expended and out-of-pocket expenses, such as report production, postage, travel, fax, etc. However, they might also include other factors deemed relevant, including the

difficulty of the questions and the skill required to perform the services properly; time limitations imposed by either you or the circumstances; the nature and length of the professional relationship between us; and the experiences, reputation and ability of the UMRDC staff assigned to the engagement.

- E. The contract fees are based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the contract. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

SECTION V. GENERAL PROVISIONS

A. Changes in UMRDC Services

In the event the CITY requests additional service from that described in Section I, and such services are to be completed by the UMRDC, the UMRDC shall be entitled to additional compensation as agreed to by both the UMRDC and CITY. This Contract shall be amended or a new contract shall be created to reflect additional services and compensation.

B. Liability

The CITY agrees to waive the UMRDC and the UMRDC's commissioners, officers, directors, employees, partners and agents of any legal liability relating to the preparation, implementation and/or enforcement of services provided and/or products/projects produced.

C. Termination

This agreement may be terminated with or without cause by either the UMRDC or CITY upon fourteens (14) days prior written notice.

In the event of termination, the CITY shall be obligated to the UMRDC for payment of amounts due and owing including payment for services performed or furnished to the date of termination, computed in accordance with Section IV of this Contract agreement.

D. Severability

Any provision or part of this Contract held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the UMRDC and CITY, who agree that the Contract shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intentions of the stricken provision.

SECTION VI. ACCEPTANCE

The UMRDC and CITY hereby accept this Contract. The parties hereto have caused this Contract to be duly executed.

EXECUTIVE DIRECTOR
UMRDC

AUTHORIZED REPRESENTATIVE

Title: _____

Date: _____

Date: _____

ATTEST:

Title: _____

Date: _____

CITY COUNCIL
STRATEGIC PLANNING WORKSHOP
JANUARY 15-16, 2016

Shared Thoughts/Same Page

- City Direction – 5 years
- See/learn ideas
- Hopes for Future
- Resource
- How to Proceed
- How to work together
- What does Council Want to Be
- Vision & confidence to achieve
- How to govern

Things on Our Plate

- Highway Overlay – 2017
- Transit Options – Now
- Liquor Store “On Sale” – 6 Months
- Golf Course Club House – 1 year
- Hospital – assisted living, finances, operations, ownership, expansion, debt 2016
- Housing Blight - \$100,000/2016
- Large Industrial Opportunities
- City Facilities
- Golf Course Operations - \$100,000
- Economic Incentives Policy – Update EDA & TIF

VISION 10 YEARS

- *A Non-ag related industry
- *Senior life amenities/care
- * Bio-energy Growth
- *Commuter Rail
- *Locally Controlled Hospital
- *Upgraded Infrastructure
- *More Robust/adaptable community
- *Stability
- *Full/Thriving Downtown
- *Increased Jobs & Population
- *More Disposable Income
- *More Partnerships
- *Sense of Community Identity
- *City Pro-Active in Encouraging Development
- *City Image – Thriving, Growing, Things to Do
- *New City Hall/Public Safety Facility
- *Pride in Property Appearance

Why am I on the City Council

- › Make City Better Place – Retail/Industrial Growth
- › Support/Contribute to City – Functions/Operations
- › Share Knowledge/Facilitate – Lead
- › Restore Confidence in Community – Positive attitude toward growth
- › Proactive as Community has been changing

Facilities

- 1-2 Armory
- 1-2 Liquor Store
- 3 City Hall
- 4 Golf Club House

Industrial Park – Airport?

Infrastructure – Sewer, Water, Storm Sewer, Streets {Piece meal vs Proactive}

Special Assessments

Committee Structure & Functions

Communications to Public & use of Social Media

NEW CITY HALL DISCUSSION

Why a new City Hall

What Kind of Building do we want?

Where would it be located

When do we want to build it?

How will we pay for a new City Hall?

As of : 8/2/2016

Parcel Number: 23-0310-000

Payable Year: 2016

[General Info](#) |
 [Tax Info](#) |
 [Current Receipts](#) |
 [Special Asmts](#) |
 [Unpaid Tax](#) |
 [History](#) |
 [Pay by Credit Card](#) |
 [Current Year Tax Stmt](#) |
 [Previous Year Tax Stmt](#)

Taxpayer/Owner Information

Taxpayer #11918
 NFG, LLC
 PO BOX 412
 STILWELL KS 66085

General

MP #23-0310-000 Re/Mh: REAL ESTATE

Twp/City	School	Water	Fire	Debt	Agri
23	777	0	0	0	0
Twp/City 23 - BENSON CITY					
School Dist 777 - BENSON SCHOOL					

Description

Sect	Twp	Range	Lot	Block
0	0	0	0	0

MORRIS & PAYTE'S ADDITION
 75X200 FT ALG RR BEG AT A PT ON THE SEC
 LINE BTWN SEC 5 & 6 121 39 WHERE SAID SEC
 LINE INTERSECTS THE S LINE OF ATLANTIC AVE
 THEN WLY ALONG THE SLY LINE OF SAID ATLANT

[Additional Desc](#)

Property Address

Escrow

0

Deeded Acres: 0.00

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As of : **8/2/2016**

Parcel Number: **23-0310-000**

Payable Year: **2016**

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Asmts](#) | [Unpaid Tax](#) | [History](#) **Pay by Credit Card**

General

Receipt #	5907	Name	NFG, LLC
Class #1	234 INDUST LAND/BUILDING		
Homestead	0 NON HOMESTEAD	MP#	23-0310-000
Cho-HS	99		

Class #2	Homestead
Class #3	Homestead

Market/Tax

Estimated Market	85000	Rate (114.92800)	0.25925	Gross Tax	2,306.00
Taxable Market	85000	County	469.71	Std/HACA/Cr	0.00
New Improvements	0	Twp/City	923.46	Spec Asmt	50.00
		State	620.17	Net Tx Due	2,356.00
TC Total	1275	Sch Voter	105.98	Tax AB/Adds	0.00
TC Hstd	0	Sch Other	137.12	S.A. AB/Adds	0.00
TC Non Hstd	1275	County Wide	3.39	Adjusted Net	2,356.00
TC H G Hstd	0	Tax Incr	0	Total Receipts	1,178.00
TC QTA	0	Watershed	0.00	Remaining Due	1,178.00
		Fire	0.00		
TC State	1275	Debt	0	MAY 16	1,178.00
Hstd Credit	0.00	Agri	0	OCTOBER 17	1,178.00
Ag Credit	0.00				
Other Credit	6.91	City	0.00		
		Sch Ref-Info	185.60		
QTA Tax Amt	0.00	Extra C.W.	11.40		
		Non Sch Ref	34.77		

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As of : **8/2/2016**

Parcel Number: **23-0310-000**

Payable Year: **2016**

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Asmts](#) | [Unpaid Tax](#) | [History](#) **Pay by Credit Card**

Tax Receipt Information

		Tax & Penalty	Special Assessments		
			Rec #	Code	Amount
5/06/2016		1,042.82	1	62016	25.00
Batch # 10	REFR	110.18			
Paid by NORAG LLC					
Validation # 79					
			Total		1,178.00

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As of : **8/2/2016**Parcel Number: **23-0310-000**Payable Year: **2016**

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Asmts](#) | [Unpaid Tax](#) | [History](#) **Pay by Credit Card**

5 Year Tax History

Year	Est/Tax Market	TC Value	TC/Mkt Rate	Other Credit	ABAT/ Added	Special Asmts	Total Net Tax
2016	85,000	1,275	114.92800	0.00	0.00	50.00	2,356.00
	85,000		0.25925				
2015	85,000	1,275	110.41600	0.00	0.00	50.00	2,334.00
	85,000		0.26817				
2014	85,000	1,275	117.00700	0.00	0.00	50.00	2,470.00
	85,000		0.30872				
2013	85,000	1,275	124.61500	0.00	0.00	35.00	2,466.00
	85,000		0.20398				
2012	85,000	1,275	139.58500	0.00	0.00	35.00	2,644.00
	85,000		0.21009				

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As of : 8/2/2016

Parcel Number: 23-0309-100

Payable Year: 2016

[General Info](#) |
 [Tax Info](#) |
 [Current Receipts](#) |
 [Special Asmts](#) |
 [Unpaid Tax](#) |
 [History](#) |
 Pay by Credit Card |
 [Current Year Tax Stmt](#) |
 [Previous Year Tax Stmt](#)

Taxpayer/Owner Information

Taxpayer #11918
 NFG, LLC
 PO BOX 412
 STILWELL KS 66085

General

MP #23-0309-100 Re/Mh: REAL ESTATE

Twp/City	School	Water	Fire	Debt	Agri
23	777	0	0	0	0
Twp/City 23 - BENSON CITY					
School Dist 777 - BENSON SCHOOL					

Description

Sect	Twp	Range	Lot	Block
0	0	0	0	0

75 X100 FT BEG AT A PT ON THE S LINE OF ATLANTIC AVE 200 FT WLY OF THE INTERSECTION OF SAID S LINE BET SECT 5 & 6 IN 121 39

Property Address

1505 Atlantic Ave.

Escrow

0

Deeded Acres: 0.00

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Buddy - 310

- 70,000

- 15,000

As of : 8/2/2016

Parcel Number: 23-0309-100

Payable Year: 2016

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Asmts](#) | [Unpaid Tax](#) | [History](#) **Pay by Credit Card**
General

Receipt #	5906	Name	NFG, LLC
Class #1	234 INDUST LAND/BUILDING		
Homestead	0 NON HOMESTEAD	MP#	23-0309-100
Cho-HS	99		

Class #2	Homestead
Class #3	Homestead

Market/Tax

Estimated Market	4500	Rate (114.92800)	0.25925	Gross Tax	122.00
Taxable Market	4500	County	24.14	Std/HACA/Cr	0.00
New Improvements	0	Twp/City	49.25	Spec Asmt	0.00
		State	33.08	Net Tx Due	122.00
TC Total	68	Sch Voter	5.61	Tax AB/Addds	0.00
TC Hstd	0	Sch Other	7.29	S.A. AB/Addds	0.00
TC Non Hstd	68	County Wide	0.18	Adjusted Net	122.00
TC H G Hstd	0	Tax Incr	0		
TC QTA	0	Watershed	0.00	Total Receipts	61.00
		Fire	0.00	Remaining Due	61.00
TC State	68	Debt	0		
Hstd Credit	0.00	Agri	0		
Ag Credit	0.00			MAY 16	61.00
Other Credit	0.37	City	0.00	OCTOBER 17	61.00
		Sch Ref-Info	9.83		
		Extra C.W.	0.61		
QTA Tax Amt	0.00	Non Sch Ref	1.84		

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As of : **8/2/2016**

Parcel Number: **23-0309-100**

Payable Year: **2016**

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Asmts](#) | [Unpaid Tax](#) | [History](#) **Pay by Credit Card**

Tax Receipt Information

		Tax & Penalty	Special Assessments		Amount
			Rec #	Code	
5/06/2016		55.16	0	0	.00
Batch # 10	REFR	5.84			
Paid by NORAG LLC					
Validation # 79					
Total					61.00

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As of : **8/2/2016**Parcel Number: **23-0309-100**Payable Year: **2016**

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Asmts](#) | [Unpaid Tax](#) | [History](#) **Pay by Credit Card**

5 Year Tax History

Year	Est/Tax Market	TC Value	TC/Mkt Rate	Other Credit	ABAT/ Added	Special Asmts	Total Net Tax																																		
2016	4,500	68	114.92800	0.00	0.00	0.00	122.00																																		
	4,500		0.25925					2015	4,500	68	110.41600	0.00	0.00	0.00	122.00	4,500	0.26817	2014	4,500	68	117.00700	0.00	0.00	0.00	128.00	4,500	0.30872	2013	4,500	68	124.61500	0.00	0.00	0.00	130.00	4,500	0.20398	2012	4,500	68	139.58500
2015	4,500	68	110.41600	0.00	0.00	0.00	122.00																																		
	4,500		0.26817					2014	4,500	68	117.00700	0.00	0.00	0.00	128.00	4,500	0.30872	2013	4,500	68	124.61500	0.00	0.00	0.00	130.00	4,500	0.20398	2012	4,500	68	139.58500	0.00	0.00	0.00	140.00	4,500	0.21009				
2014	4,500	68	117.00700	0.00	0.00	0.00	128.00																																		
	4,500		0.30872					2013	4,500	68	124.61500	0.00	0.00	0.00	130.00	4,500	0.20398	2012	4,500	68	139.58500	0.00	0.00	0.00	140.00	4,500	0.21009														
2013	4,500	68	124.61500	0.00	0.00	0.00	130.00																																		
	4,500		0.20398					2012	4,500	68	139.58500	0.00	0.00	0.00	140.00	4,500	0.21009																								
2012	4,500	68	139.58500	0.00	0.00	0.00	140.00																																		
	4,500		0.21009																																						

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