

MINUTES
WASECA CITY COUNCIL WORK SESSION
TUESDAY, MARCH 7, 2023, 6:00 P.M.

CALL TO ORDER

The Waseca City Council Work Session began at 6:00 p.m.

ROLL CALL

Councilmembers Present: Mayor Randy Zimmerman - 6:11 p.m. Mark Christiansen
Mayor Pro Tem Jeremy Conrath James Ebertowski
John Mansfield. Stacey Schroeder- 6:11 p.m.
Daren Arndt

Staff Present: Carl Sonnenberg, City Manager
Alicia Fischer, City Finance Director and Human Resources Director
Nate Willey, City Engineer
Tina Wilson, PCED, City Economic Development Manager
Julia Hall, City Clerk

PURPOSE

Mayor Pro Tem Conrath opened the meeting explaining that Mayor Zimmerman and Councilmember Schroeder were on their way back from a meeting at the State Capitol to discuss funding possibilities for the City of Waseca.

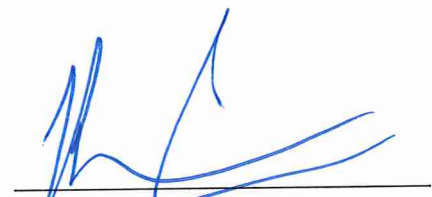
Mayor Pro Tem Conrath then stated that the purpose of the meeting was a discussion on the future plans for the "Gaiter Lake" property. Turning the meeting over to City Engineer Nate Willey.

CONVERSATION

- City Engineer Nate Willey presented information for the "Gaiter Lake" property.
 1. Purchased by the City in 2016 for \$650,000 in agreement with a settlement with the DNR for Pondview.
 2. Approximately 62 total acres, 49 acres are farmland, all of it is zoned R-3 (Residential 3 = multifamily, low and medium density district).
 3. Water and Sewer are available along 11th Ave and 9th St, 10th St, and 12th St.
 4. There is existing 48" storm sewer pipe that outlets into Gaiter Lake.
 5. Currently Xcel Energy is provider for the area, City would acquire the electrical if the area is developed.
 6. There are DNR Restrictions for the property: 25 % maximum impervious per developed lot and 50 % open space required for the entire development (approx. 26.5 acres)
 7. There is an approx. 8.5acre Conservation Easement along Gaiter Lake as part of the settlement agreement with the DNR for Pondview which CANNOT be used as open space for the Gaiter Lake Development because it is considered part of the Pondview development.
 8. Conversation about developing Gaiter Lake has seen many steps since 2018.
 9. A concept plan for the property was developed and provided by WSB between 2018-2020. The DNR never gave final approval of that proposed plan.

10. November 2020 a Development Request for Proposals (RFP) was issued, no proposals were received. In January 2021 the RFP was reissued. Southwest Minnesota Housing Partnership (SWMHP) was the one proposal received.
11. SWMHP developed a DNR approved concept plan and presented a development offer in 2022. To date, Council has not accepted the SWMHP plan or offer.
12. The City Engineer presented Development Options and Ideas for Council to consider. Council requested that Staff draft and propose to Council an RFP to get fresh ideas for development of the Gaiter Lake property.

This being an ongoing conversation the work session adjourned at 7:03 p.m.


JULIA HALL
CITY CLERK
RANDY L. ZIMMERMAN
MAYOR