

SEPTEMBER 28, 2022

The Special Joint Meeting of the Lake Benton City Council and the Lake Benton Economic Development Authority (EDA) was held on Wednesday, September 28, 2022 at 4:00 P.M. at the Lake Benton Area Community and Event Center. Mayor Michael Carpenter presided. Trustees Rosie DeZeeuw, Mark Dunn, and Patrick Haynes were present. Trustee Daryl Schlapkohl was absent. EDA Board members Curtis Rethwisch, Karen Lichtsinn, Tony Schwing, Matt Schreurs, and Bob Worth, Vince Robinson with LCEDC and Administrator/Clerk Eileen Christensen were also present.

Mayor Michael Carpenter called the meeting to order. The Pledge of Allegiance was recited by all present.

Mayor Michael Carpenter then informed the attendees that this meeting was called at the request of the EDA to discuss additional development in Johnson Commercial Park. Mayor Michael Carpenter then turned the meeting over to EDA Chair Curtis Rethwisch.

Curtis Rethwisch informed the Council there are additional tenants interested in developing the property in Johnson Commercial Park. If the City wants more development, there needs to be more definitive plans on the value and layout of the property and how it will be used. There needs to be a plan for streets, infrastructure, and lot sizes. Curtis stated the EDA would like to see the City talk with Banner Associates to assist with developing the area and turned the discussion over to Vince Robinson to explain the issues and concerns involved to develop the area.

Vince Robinson reminded the Council there are a few interested tenants wanting to purchase property and build in the Johnson Commercial Park. This area has been discussed several times over the years as to the land use of the property. Land uses have an impact on how you market the property. Does the City want the property for commercial and/or residential use? Does the City want to allow industrial (manufacturing) use which implicates noise issues? The largest issue in developing the property is the sewer. Lincoln-Pipestone Rural Water (LPRW) can supply the water, but does the City want to continue with individual septic systems, look at a combined septic system, or get a sewer line up to the property. The lot sizes will have an impact on what you get for septic systems. For instance, if you add residential to this area, the City should look at a combined mound system. Before the EDA can market the property, they need to know what they are marketing. The factors in this decision include zoning in each area – do you allow industrial or commercial on the west half, and transition to residential on the east half. Does the City have a future use for the property in the Johnson Commercial Park or does the City sell it and invest in other property for additional development activities. Vince suggested the Council engage an engineering firm to help answer questions and get the property platted for land uses.

Discussion took place on working with an engineering firm to create a master plan to plat the west side for commercial land use, and the east side for residential land use, add streets, lot sizes, and implement the transition between commercial and residential land uses.

The Council was informed one interested tenant wants to purchase five (5) acres of property to build a storage facility in phases and the only utility needed is electricity. This tenant was anticipating breaking ground this fall and begin building in the spring of 2023. However, the interested tenant is willing to wait until spring with the intention the City will move forward with the planning process of the land use.

Mayor Michael Carpenter stated that he would like someone from the City Council, a board member from the EDA and Vince Robinson to meet with Banner Associates to begin the process of developing a concept plan for the development of the Johnson Commercial Park property. **MOTION** by Rosie DeZeeuw, seconded by Patrick Haynes to appoint the Mayor, an EDA board member and Vince Robinson to the Concept Plan Committee and meet with Banner Associates to begin the process of developing a concept plan for the development of the Johnson Commercial Park. Motion carried.

EDA Chair Curtis Rethwisch called for a motion from the EDA board to appoint a board member to the Concept Plan Committee. **MOTION** by Bob Worth, seconded by Tony Schwing to appoint Curtis Rethwisch to the Concept Plan Committee as the EDA board member. Motion carried.

Mayor Michael Carpenter and Eileen Christensen will contact Banner and request Todd to participate in the first stages of planning.

The Council will meet with the EDA in a couple weeks after the committee has met with Banner and request Banner to attend the meeting as well.

There being no further business to come before the Council and the EDA at this time, a **MOTION** was made by Mark Dunn, seconded by Rosie DeZeeuw and carried, the meeting adjourned.

MAYOR

ADMINISTRATOR/CLERK

EDA CHAIRMAN

EDA SECRETARY