

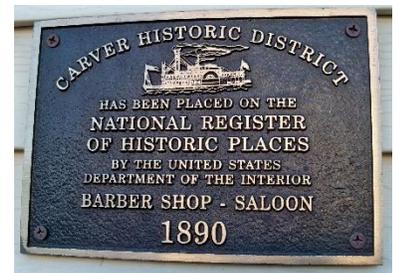
March 2017
 Number Three Hundred Twenty-Three

Happy 80th Anniversary Harvey's Bar and Grill



In 1937 for the town of Carver there was a Sheriff's sale being held. John Hudinski borrowed his daughter, Agnes Harvey \$ 75 to purchase the whole building located at 220 Broadway. The month eludes us all at this time. So from that point in 1937 Matthias and Aggie Harvey, who had married in 1923, established the business, Harvey's Bar presenting our reasons for telling their story to those interested. The bar was family owned until 1997 when her grandson bowed out. So, the bottom line is that the family heritage reigned for sixty years in this well-established business in 'our town' of Carver.

Prior to 1937, it is important to, at least, touch base on some of the former history leading to one of the most influential structures withstanding time. It was in 1980 that the City of Carver became one of the first National Historical Districts in Minnesota and Harvey's Bar was placed with it on the National Register of Historic Places. There were eighty-seven building and four structures of historical significance from 1850 to 1924 that were included in Carver's Historical District.



The previous property owner had been Dr William Griffin who also was the cousin of Levi Griffin. Both, prominent figures within the town. How much of these two men's historical markings within Carver's reference to Harvey's is probably irrelevant but noteworthy, nonetheless. More information can be found at the Carver County Historical Museum, Lucie Hartley's two history books, and John von Walter's history of the Carver historic District on the Carver County Historical Society's website, on Carver Current, and on the City of Carver website.

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Harvey's exterior structure is identified and defined architecturally as an original style Greek Revival, two stories and L-Plan. It featured a two bay two story gabled roof with two over two windows on the second floor with recessed center doorway. The exterior was changed and the corner entry removed. The interior has had many changes too, not only with its uses, but also in remodeling.

Records indicate that the corner housed a physician's/surgery office in 1854, but not clear what kind of structure stood as another record indicates that the building was built in 1862, possibly in the summer by Dr Wm Griffin. Oh, if only we had the ability to enter a time machine and go back to visualize the exact surroundings to fill in the blanks. Was there a tent? Was there a makeshift structure? When exactly was the structure that we presently identify with actually constructed? It is suspected that is probable or possible that there was a make shift structure and the actual final structure followed. The question also is, how important is this fact to the story? Research also indicates that the building also served as a Post Office, at least during 1900 - 1911, possibly even before and after those dates. Records from Lucie and John state that the building at 220 Broadway in 1862 served as Dr Griffin's drugstore with house attached and surgery office and perhaps later as an office and possibly even as a General Store.

Records also indicate that the building also served as a boarding house and a barbershop before becoming Harvey's Bar in 1937. It seems that it would go without saying that Matt and Aggie would have had to have done some modifications to operate as a bar when they established their business. The month that they actually opened has eluded for exact documentation, except for the year, which is an unfortunate fact of reality.

Aggie worked at Minneapolis Moline while she and Matt operated the bar in the beginning. When she retired from Minneapolis Moline she spent much of her time at the bar. One of their daughters helped bartend as did her son, Don who bartended nights in the early years. One of her sisters also helped bartend.

Darrel Swanson was the paper boy in the years back sharing that back in the day of delivering the Star and Tribune newspapers to most residents in town for many of the past years he remembers who lived where and when, along with the usual amount of tip that was given each week. That's right the paperboy received tips back in the day. Darrel went on to share that most workers in the late '40's and '50's started very early each day. He stated that Matt and Aggie liked having their morning paper early each day so they could read what was happening. Those news items were then exchanged with patrons throughout the day. Dehorn, Terwedo, Westlund, along with local firemen Swanson, Pauly, Riesgraf, Kraemer and Lenzen would be occupying those stools catching the news. All of these people who at one point or another all served somehow, someway in building the framework of the town. Many of which we still enjoy today. And since the family, Matt and Aggie had living quarters in the back of the establishment on the main floor and the upstairs level, they were never too far from their work which was probably why they also required their newspaper so early to start their own days. How many people do you know that still to this day cannot start their day without the morning newspaper and their cup of coffee? Yes, there are still people in the world reading newspapers contrary to modern technology.'



In the day, the bar was not very big, stools around the bar on the south side of the building, booths along the opposite side of the wall. The alcoholic beverages were poured for enjoyment on the premises. It was pointed out, however, that patrons who brought their own containers could get refills of beer to take with them. Similar to the growlers that are the fad in today's world, Barb and Darrel shared. How many remember those days? How many can still share those types of memories? Would be fun to talk to those people. We all could learn a lot from them. "You could learn a thing or two young man or young lady." Is what the old timers used to point out to the youngsters revelry.

Continued – Happy Anniversary Harvey’s Bar and Grill

Meanwhile during the times of the patronizing the establishment, a young man residing across the street from Harvey’s was not only a patron at that time but would become an integral part of the bar and family’s legacy. The world was at war, World War II to be specific. Many young men went into the service and this young man was no exception, he joined the US Army in 1944 and returned in 1946. Matt and Aggie’s daughter, Laura was 13 years old when this young man went off to war. The young man who went off to war was, James Hron, known as Pommy throughout his lifetime and he was 18 years old when he became an enlisted man in the US Army. In attempts to put the timeline in place, Pommy was 20 when he was discharged from the service. Laura would have been 15 upon his return. It was inevitable that love would blossom since we know what the future holds. As Pommy said, “Upon my return I had to stop to say hello to my friends.” Pommy helped bartending for Matt and Aggie.

Well we know that Pommy and Laura fell in love somewhere during the 1940’s. Was he working and dating her while Matt and Aggie watched the relationship grow? Probably, along with fellow patrons and friends. They probably got teased a lot too. Pommy relayed that he worked nights for Aggie for about seven to eight years while he delivered mail. It was August of 1950 that Pommy received his own mail route. Having parents who also were in the 1950’s era, it is common knowledge the ethics, expectations and history of the times. Serious considerations, decisions, planning for your future and raising a family. So it is not hard to imagine that Pommy and Laura went through the same process laying out their future making serious decisions about what they wanted out of life and where they were going. They married in 1951.

Some of the past bartenders shared their memories while working for both Aggie and Pommy. It was almost impossible to separate the stories since they all intertwine with one another. So, the memories span both arenas and it probably really doesn’t matter the exact years because it really is or was the era not who owned what and when.



The Riverside Ballroom was a major nucleus of the community during the day, the bars benefitted and there was at one point of at least four taverns in town. They too intertwined seamlessly. Were there more? There was the Riverside Bar where they served alcohol, sets ups and food. They closed about 1985. There was the Bar 40 (now Lisa’s Place), Gulden’s, and Bertha’s (now Doghouse). One of Harvey’s bartenders worked for Nick and Sally Naglus at the Riverside Bar and at Harvey’s. MaryLou Naglus worked for both Aggie and Pommy, as well as the third owners, as did Vonnie Rademacher. MaryLou worked for about 25 years and Vonnie bartended for about 30 years. These are important facts because it shows the loyalty between employer and employees back in the day and how some have continued to carry that those same ethics into this time period. Although far and few between, it seems. It displays what Carver was and is and what the community is about. Donna Reisgraf bartended for every owner at one point or another except Mat. Sid Goetze bartended for Harvey’s Bar. There are probably more and don’t mean to slight anyone, but we could probably go on for pages listing everyone and everything there is to be said about Harvey’s over 80 years.

Some of the stories shared even apply to the present atmosphere of the environment. One story told by many was how Aggie would come in from the living quarters every evening about nine or so for her brandy and water and visit with the patrons before retiring. One can only imagine the rapport she held with her customers and friends and it is clear that she had many throughout the years of the business. The once open space between the Gehl Market (now known as the Swanson building) and Harvey’s was “Grandma’s Garden” as Mark relayed, along with the other garden space behind the garage. Aggie had contemplated remodeling and incorporating that open space into the bar but concluded it was too expensive. Wonder what she would think now knowing someone else had the same thought?

Or the story about having to go through the back-living quarters after locking up. Grandma’s defending the non-existent missing inventory. The place to be at, to go to. The family place to go. A gathering place that everyone enjoyed going to and being there as one resident defined, “everyone just gravitated to Harvey’s.” The consistent sponsoring of men’s and women’s ball teams. The men’s teams just called, “Harvey’s” while the women’s teams were “Aggie’s Angels”. Which was the identity that stayed with the teams throughout. How many remember the many players and I know I will forget someone? Some of the names thrown out there were Swanson, Naglus, Sexton, Riesgraf, Jacobs, Radmacher, Fletcher and how many others played on these many teams over the years. One resident commented that softball may have started in Carver because of Harvey’s. The teams started out as just beer ball and then became more serious playing. The memories of pool tables, darts, card games, dice shaking, jukebox, karaoke and on and on. Another tale that shows how everything coincides with another, bartender’s husband from Bar 40 and brother-in-law’s wanted Kimmel and Harvey’s only had it at that specific time and these guys polished off all the Kimmel at Harvey’s. Long story short the wives had to pick up husbands from Harvey’s. The consensus of everyone was that it was a fun place to go and be at. So many stories to tell, so many memories everyone would like to share and not enough room nor time.

There is more to the story and will be continued in the next issue of the “Villager Tower”. If there is corrections that need to be made, please do not hesitate to contact me and let me know. Watch for April issue for the continuation of Harvey’s Bar and Grill 80th Anniversary story and thank you to everyone who helped with this article.

In the main article, it was not discussed nor covered pertaining to the floods of the Minnesota River. There was a flood in 1952 and the record making flood was 1965 that resulted in evacuation of half of the residents, damaged fifty-seven homes and twenty businesses. The Chaska Herald had reported in 1965 that since the founding in 1800 of Carver, the Minnesota River wreaked havoc on towns”. The 1965 flood holds the record as the worst flood. The levee was built in 1968 which has protected the city since.

The only affect the flooding had on Harvey’s was it got into the basement but never flooded in the main floor. The business stayed open and one can only imagine the conversations during those days. Boats were parked outside instead of cars.



Community Space

The city manager briefed the council with information prefacing the issue involving the necessity of community space. The Village Hall had been the gathering nucleus for meetings, events and activities occurring for decades by athletic, service, youth and other community organizations. The demise of the Village Hall closure had since forced all these events to be held at other area locations. The Church by The River has been used extensively for both community and city meetings and activities. However, this location is extremely limited due to the overall lack of space for some events. For a variety of reasons the prospect of leasing space at the historical school was unattainable.

A task force of residents had been meeting to develop options for community event spaces in Carver. A report from the task force would be presented to the council with options for repair, renovation of the Village Hall and/or construction of a combined city hall/event hall area with three possible sites within the community.

This presentation would symbolize a “kick-off” for community dialogue designed to provide the council with perspective, priorities and feedback from all residents on the Village Hall issue.

Regardless of the outcome of either the task force or the resident engagement process, it is inevitable that the present Village Hall will remain closed throughout much of 2017. Therefore, the necessity for community space availability is an issue requiring a resolution of some kind.

Consideration was given to leasing space on East Third Street. A walk through of the site had been scheduled. Occupancy maximum of forty-seven occupants had been determined. A project budget had been presented and reviewed. There would not be funding source in the 2017 budget for this project. If leasing were the option chosen, the likely process to be utilized would be a transfer from the Special Project Capital Fund.

The city manager refreshed the council with past conversations relating to the Community Spaces and Task Force Update, specifically the past timeline and the timeline and process going forward. As feedback is gathered throughout the process going forward, the staff can investigate questions and prepare action plans and financial components. The staff is looking for direction and feedback on communication and engagement strategies presented. The mayor liked the past timeline summary presented. He would also like the summary of numbers of people involved in the process to date. Council member liked the plan but was concerned about the timeframe.

Lease Agreement

The city manager discussed with council the Lease Agreement and an interim community space. The council was being asked to approve entering into a lease agreement with Indigo Sky, LLC for the location at 113 Third Street East.

[This topic is prefaced by the discussion in the Community Space caption above.] The city manager proceeded to state that the property had been toured by the council, as well during a work session meeting.

The city manager continued that the staff would facilitate rentals consistent with the city’s policy for use of the Church by the River. The city attorney also reviewed the lease agreement. The council would review the Lease Agreement and the Facility Rental Fees.

2017 Street Improvements

The city engineer discussed and reviewed the drafted Feasibility Report concerning the 2017 Street Improvements. Concept A involved the possibility of closing the Third Street Bridge with cul-de-sacs, and Concept B involving keeping the bridge open but road restrictions and only one way. The study also incorporates reconstruction, curb and gutter, and storm sewer of existing streets identified as 3rd and 5th streets, Broadway, and Ash, Jorgenson and Hickory Streets. The paving of alleys in the project area and the streetscape improvements along Broadway. The Third Street concepts were reviewed with some business owners. The staff had reviewed the draft of the study. Because of the preliminary project costs and assessment requirements authorization had been done for a special benefit analysis to be presented to the public at the Public Hearing.

The project would be paid for through assessments, utility funds, general funds and bonding.

Legislative Priorities

The council had identified legislative priorities as part of their strategic planning process. Having been identified, it was now presented for council approval. Motion was made and carried with all ayes adopting the 2017 Legislative Priorities.

Carver County Transportation Tax

The council was updated on the county’s transportation tax discussions. Meetings were held discussing community’s questions. Mayors and council members were invited to work session meetings with the county personnel. Feedback would be heard on high priority projects from municipalities. Specifically, for Carver, there were two areas requesting county feedback. One area involved Jonathan Carver Parkway from Highway # 212 to Ironwood and the possibility of four lanes utilizing state and federal funds. Further discussions also occurred pertaining to further expansion of Jonathan Carver Parkway to where County Road # 11 turns.

The county engineer attended the council meeting presenting information on the county Transportation Tax topic. Input is requested from municipalities. Two maps were given to the council, 2017 – 2022 Road and Bridge Plan and Carver County – Unfunded High Priority Projects. The mayor requested clarification on “our” tax as to whether or not it included state and county roads and response was it is both. Local Transportation Taxes levied by counties was reviewed. The mayor also inquired about the money the Met Council’s Transportation Plan has for the county through 2040. The Met Council still has to project their revenue and plan accordingly and overall this would involve federal fund which starting in 2016 virtually eliminated Carver County from receiving federal funds. The mayor also inquired about the corridor study regarding Jonathan Carver Parkway for a four lane from Highway # 212 to Sixth Street. The county engineer confirmed that the money allocated for that project is in place and is about eighty to eighty-five percent of the total.

The engineer informed the council of the planned schedule for topics relating to the transportation tax topic. County Commissioner Ische was leaning towards support. The mayor asked what the State’s incentive is to fund state projects if the county is doing just that. The commissioner stated that the concern is not the percentage of the tax but the fact that that percentage will go into state roads. The county has taken the stance that the lead work needs to be done by the county and participate when the opportunity presents itself.

The mayor questioned about structure change at the State and what happens to the tax and does it get eliminated? The commissioner indicated that it could be determined when the project ends, but that normally doesn’t happen. Going forward, more projects will likely present themselves. Fortunately, the county is growing, even though the demands continue. The engineer reiterated that it is important for the county to provide the seed money going forward so that projects can be pursued. The mayor inquired what state representatives are doing. The engineer stated that the state tells them that the money can be diverted from other programs into the state and are looking into additional sales taxes to fund road projects. Council member asked about the funding for the twenty-two projects on the presented list. The engineer clarified that the list is what is currently being reviewed and another Public Hearing would be required to add to the current project list. The county engineer and commissioner were thanked for their taking the time to present the presentation.

Excel Energy

The city manager informed the council that EXCEL Energy indicated the process was going to occur converting utilities owned street lights to LED bulbs. The council also received a flyer on LED street lighting. A map would be requested identifying the location of EXCEL Energy owned lights.

Carver Fire Department

Applications are still being processed and accepted for remaining vacancies on the Fire Department for Carver. New hires thus far have passed firefighting training. Medical training portion for these new hires is currently taking place.

Disclaimer

The “unapproved” minutes of the council and the township have been referenced for the purpose of creating this information for residents in the City of Carver and the townships surrounding the city.

Construction Briefing

The building inspector updated the council regarding the dental office. Permits had been issued for the building, plumbing, mechanical and fire suppression. The underground plumbing was being worked on presently. The final certificate of occupancy would be issued for the Centra Homes. The second phase alone for Mattamy Homes has ten houses under construction. Once certificate of occupancy is scheduled for issue in Christy's Bluff. Riverview Estates currently has three houses under construction. The building inspector also relayed other miscellaneous projects occupying his time. One important miscellaneous item involves adoption process for the new FEMA (Federal Emergency Management Agency) maps.

Administrative Update

The highlights for the Administrative Department of the city were given to the council. The first interviews for the Administrative Assistant position had been completed. Meeting with the county regarding increased recycling efforts in order to meet county wide state mandates had occurred, as well. More information will be forthcoming in the future. The Environmental Center indicated that residents expressed gratitude for recycling coupons received. With the help of the Post Office and the *Chaska Herald*, area direct mailing addresses were procured. Public Hearing notices were mailed to affected residents. Flood insurance study and rates were sent to affected residents too.

Sheriff's Office

The deputy told the council that the month of January indicated an increased traffic enforcement violations issuance. This trend will most likely continue to increase due to warmer temperatures and warming weather. Abandoned vehicle enforcement continues to make progress.

Miscellaneous

The city planner also updated the council on several minor topics requiring attention. Cooperating agencies involved with the Park and Ride agreements were assisted with close out of this project. Coordination with the county and Carver on the Minnesota has been done regarding the kiosk at Depot Park. Ridership monitoring for the Carver Station and submitting grant reimbursement requests to the Metropolitan Council has been completed. The Milestone Progress report for the transit grant for the Metropolitan Council has been prepared.

Hartman Communities

The city planner told the council that the Concept Plan for a mixed residential subdivision had been submitted for review. This development is south of Copper Hills, also identified as the Olsen property. Plans include one hundred and forty-six single family homes, twenty tow twin home units and sixty-seven row townhome units. The Preliminary Plat application was expected to be submitted in February.

The Planning Commission discussed the Hartman Communities, Olsen Property Concept Plan at their meeting. The city planner presented the description of the property along with the proposed project but also stated that the development was still determining the right housing mix and market demands so the site layout was an approximation.

The developer explained that the firm was in the early stages of the concept phase. This firm analyses the land and characteristics, along with the vision of the Comprehensive Planning and interprets that future direction. Their ultimate goal is to work with builders and the vision for the site developed. The developer further stated that the property is large with a vision of more than one neighborhood, possibly three or four. In today's industry, the market is specialized and it was the firm's opinion that they too were more specialized attempting to be more efficient.

The commissioners inquired about costs of the proposed homes and referral of other developments. One commissioner commented on the diversity of the housing options shown on this plan and the understanding that changes were possible through the planning process, along with rambler style homes. The trail extension was also discussed. Motion was made and carried with all ayes approving recommendation of approval of the Hartman Communities Concept Plan.

Trinity / MI Homes

The Concept Plan for the residential neighborhood identified as the Butler Property and Trinity Homes /MI had been submitted the city planner stated. Additionally, the applicant applied for a Comprehensive Plan amendment changing future land use guidance to Low Density Residential. The Preliminary Plat submission was also expected to be submitted in February. The property is generally located on the south side of Spring Creek Drive and east of the Spring Creek neighborhood. Trinity Development partners with MI Homes (Hans Hagen).

The city received the Concept Plan and Comprehensive Plan Amendment application from Trinity Development and Vincent Bluffs. This property is located south of Spring Creek Drive between County Road #11 and Mt Hope Road. Property consists of approximately one hundred and fifty acres. Single family homes are proposed for this development.

The Planning Commission reviewed the two applications received from the Trinity Development. The Concept Plan is the first step in the process of a new development with the purpose of providing comments guiding the developer in designing the Preliminary Plat. The staff and consultants reviewed the plan and recommend approval of the Concept Plan with additional comments. The staff also recommended the amendment to the Comprehensive Plan Guidance from Medium Density Residential to Low Density Residential. The Planning Commission held a Public Hearing. The staff reviewed the balanced density and determined that the Metropolitan Council requirements could be met with the reduced density on the property. Motion was worded recommending approval of the amendment to the Comprehensive Plan Guidance with conditions.

Hallblade

The city planner informed the council that the former Fidely property identified as Hallblade had submitted preliminary and final plat for a four-lot single family residential subdivision off of Mount Hope Road. However, resubmission was executed due to a cancelled meeting in January. A Public Hearing was scheduled for February with the Planning Commission.

The Planning Commission held a Public Hearing on the Hallblade Properties. The topic was not in place for action, rather because the application was incomplete at the current time the opportunity was being presented for public comments and provide information to the developer for plan revisions. The end result would require rezoning from Agricultural property to Residential and review the Preliminary Plat.

The Planning Commission member inquired about park dedication requirement. The city planner stated that newly created subdivisions with created lots are required to pay park dedication but not required on existing homes, however required for new lots created. A resident expressed concerns regarding the wooded area and steep slopes inquiring plans for those areas. The city planner stated that at this time those areas were not planned for development. Another resident expressed concerns for existing and additional traffic in the area, lot sizes, tree removal and the removal of the ambiance of the area present currently. Another resident expressed their concern pertaining to drainage and runoff, as well as the historic nature of an existing home constructed in the 1860's.

Carver Current

The "Villager Tower" publications can be found at www.carvercurrent.com, along with other important information involving the community from various sources. You can post time sensitive events at the "Carver Current" site, as well. This site is a great way to share information.

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Carver Square

The city planner told the council that an application had been submitted for a preliminary plat and site plan for development identified as Carver Square (Children of Tomorrow Daycare) facility. Plans are being reviewed, a Public Hearing was scheduled for February and an application for the Final Plat is also expected to be submitted in February. The property is located west of County Road # 11 and south of Dahlgren Road. The property consists of approximately two and three quarter acre. Two additional commercial lots are available for future construction.

The Planning Commission held a Public Hearing involving the Carver Square proposal. The first item being reviewed involved rezoning from General Commercial to General Commercial with a Planned Commercial Development Overlay. The Planned Commercial Development is required because of the layout of the proposed lot and blocks, as well as the shared parking and driveways. Sharing a common entrance onto Dahlgren Road for four proposed lots. Another factor being considered involves the tree replacement and reforestation being non-consistent with city ordinance. The developer requests tree replanting reduction accounting for remaining lot requirements. The staff had recommended approval of the rezoning from Agricultural to General Commercial with conditions involving future county requirements involving the road identified as Dahlgren Road. The Planning Commission held a lengthy discussion on the recommendations on the Preliminary Plat and the Site Plan, past decisions, conditions and trails.

Federal Transit Administration

The city planner explained two resolutions requiring adoption involving the Federal Transit Administration Certification and Assurances. The city is a recipient of funding through the Metropolitan Council for the demonstration express bus service for the Carver Station. The city is required by the Met Council to provide these certifications and assurances that comply with applicable federal requirements. The city attorney supplied a detailed explanation to the council. The council reviewed the two resolutions for adoption for 2016 and 2017.

2014 Washout Damages

The city engineer discussed payment request submitted involving the 2014 washout storm damages. Various areas throughout the community had experienced erosion damage caused by the 2014 storm. The city had lost part of street and embankment along two parts of Broadway to the north of Sixth Street. A mud slide slid into the storm sewer terrace system along Sixth Street and another mud slide affecting Jorgenson right of way. Eureka Construction was awarded the bid after plans and bidding had been completed. This restoration process has been ongoing with the collaboration of FEMA (Federal Emergency Management Agency), ACOE (Army Corps of Engineers) and the county of Carver personnel. FEMA and state funding had been utilized for repairs. The storm water utility fund was anticipated to be used. The State Emergency Management staff worked and obtained funding through mitigation funding. The end results of any costs not covered by the FEMA were paid by storm water utility funds.

The last outstanding payment for the 2014 washout damages required payment for Eureka Construction. The staff recommended approval of payment to said firm.

Zoning Ordinance

The city planner presented the draft for the Ordinance Amendment relating to the Zoning Ordinance changes pertaining to the City Manager. The council reviewed and needed to adopt the said ordinance. Previously the council had reviewed various amendments to the city code regarding the changes necessary to incorporate the position of City Manager instead of City Administrator. The changes involved in the Zoning Ordinance had not been processed at the same time since a Public Hearing was required prior to the council adopting. The Planning Commission held that Public Hearing on the proposed zoning ordinance amendments and the commission recommended approval of the amendment. The council reviewed the drafted ordinance.

"Wise men speak because they have something to say. Fools because they have to say something." ~ Plato

Sixth Street Property

The City had sought a development team for the acquisition and redevelopment of two adjacent parcel consisting of approximately three and three quarter acres containing one existing building that would be removed for redevelopment. The identified site is bordered on all sides by existing single-family housing. Sixth Street is a local minor collector and is provided with one sole access to the site. The Community Park is within walking distance and a trail is located adjacent to Sixth Street on the same side. It was the city's opinion that this offering provided an exciting opportunity to revitalize a prominent property with a desirable community asset.

The city planner updated the council concerning actions involving the Sixth Street property. Response was completed for interest regarding the Request for Proposal. Options for consideration are being prepared. Two proposals have been received and are being reviewed.

Two developers submitted proposals for the redevelopment and acquisition of the property on Sixth Street. The site is approximately three and three quarters acres. The first proposal involves CCR Homes/Community Asset Development Group. CCR Homes proposed that the city redevelop the site with six townhomes (12 dwelling units) and sell remainder of the finished lots to a builder for construction. This proposal also stated that the city would be responsible for associated costs inclusive of environmental radiation, demolition, engineering, grading and the installation of streets and utilities.

The second proposal identified as "Shingobee Proposal" proposed to acquire the site and redevelop for a senior living facility with approximately forty to sixty units within a two-story building. The type of units would consist of either independent living, assisted living, memory care and/or skilled nursing care facility. This proposal would be dependent upon the results of a market feasibility study.

The Planning Commission had been authorized to prepare Request for Proposals pursuing redevelopment of property located on Sixth Street. The Planning Commission had prepared guiding principles for the site. The Planning Commission was now reviewing the two proposals submitted. Both proposals utilized tax increment financing. The city's financial consultant will provide an analysis for the council on the potential amount of TIF that can be generated with proposal. An evaluation spreadsheet had been provided, however the council will be necessitated to complete a detailed analysis.

The CCR Homes/Community Asset Development Group's proposal presented essentially was the same the concept plan previously reviewed in 2015 by the Planning Commission Board members. Under the proposal, builder would purchase finished building pads from the city. The city would demolish the building, complete environmental remediation, install necessary roads and utilities. The new homes would be owner-occupied homes with designated costs defined. The financial formulas were reviewed. Under the proposal, the designated amount would be paid as a sales price by the purchaser, the balance would be paid by the city through grants or tax increment financing. The staff and consultants need to review the financial proposal. The tax increment financing would need to be utilized to finance the project through 2042. Meaning that new taxes generated by the project due to increased value would not be available to the city, along with other taxing entities until approximately 2042. Currently the site is Low-Density Residential use as stated in the 2030 Comprehensive Plan. The proposal would be consistent with that land use guidance.

The Planning Commission also reviewed the proposal submitted by Shingobee Builders. The developer proposed a senior living facility. The footprint for the existing building was approximately sixteen thousand and seven hundred square feet. The new building would be approximately twenty thousand to thirty seven thousand and five hundred square feet. Following an agreement to purchase, the developer would prepare a market feasibility study so that the exact needs of the product and types of financial viability for the site would be done. The range of monthly rents for the site would vary dependent upon the type of senior living unit and the level of care. Utility extensions or new roads would not be necessary for this proposal. Completion of the redevelopment would be completed by the developer subject to the terms of the purchase and redevelopment agreement with the city. The developer proposed a said purchase price for the site based on the current environmental reports. The property would be "as is" subject to the various conditions. The developer requested tax increment funding in unspecified amount. The staff and consultants would be required to review the financial implication of the proposal.

Continued - Sixth Street Property

The site currently listed as low density residential and this proposal would require an amendment to the 2030 Comprehensive Plan. The amendment would be reviewed as part of the entitlement process which would be a condition to purchase in the agreement.

The evaluation of the proposals will occur in two sessions for the Planning Commission Board. CCR Homes/Community Development Group would provide presentation in February. Shingobee would present their proposal at the March meeting. The Planning Commission will be expected to make their analysis and evaluations and submit a recommendation to the city council.

Flood Insurance

The city planner discussed the Flood Insurance Rate Map and Study with the council as an update of information.

The Federal Emergency Management Agency (FEMA) provided the city notice of the appeal process relating to the adoption of the Flood Insurance Rate Maps and Study. For several years, these documents have been under various stages of preparation and review. The proposed documents replace the existing maps and study in effect for Carver. The changes include but are not limited to changing the base flood elevation and modifications of the boundaries of the Special Flood and Hazard Areas (SFHA).

The appeals process ends March 29th, 2017 having begun December 29th 2016. During this appeal time frame, any property owner in the community who believes their property rights will be adversely affected by the proposed flood hazard determination may appeal to the city.

“The sole basis allowed for such appeals is the possession of knowledge or information indicating the proposed flood hazard determinations are scientifically or technically incorrect. FEMA then requests that the city review and consolidate any appeal data the city receives and issue a written opinion stating whether the evidence is sufficient to justify an official appeal by the community in its own name. This review of the appeals received will be scheduled for the March 20th 2017 City of Carver Council Meeting.”

Notifications will be sent and other means of communications will be done. Affected property owners will be notified by mail. An informational sheet lists taxpayers recorded properties located in area either within zone AE, floodway in Zone AE or other flood areas. An Open House was held. The city's webpage contains updates on the adoption and implementation on the new Flood Insurance Rate Maps.

Council member asked if FEMA would have reached out to residents, if the city had not. The city planner indicated that FEMA would not have but published notices in the *Chaska Herald* and the Federal Register. However, unfortunately, most affected individuals would not have been aware of that fact without the city taking proactive measures. Question was asked for clarification on the FEMA rating and whether or not past flood data was a part of it. The city planner indicated that FEMA's rating was based on a hydrological model and because the levy is not certified, it is considered to not be there. Further detail on the rating determination further research would have to be done with the rating process. The city manager added that property owners probably have elevation certificates and have gone through this process previously. Therefore, some may be of the impression that this does not need to be repeated. However, it is important that this same information be provided to FEMA again. Everyone affected is encouraged to attend the Open House or contact the city planner for further assistance.

Master Park Planning

The Parks Commission discussed with the city engineering firm a two-step Park Master Plan project which would allow the members to select the level of service for each park based on the commission direction. Questions were answered. The Parks Commission members made the motion to hire Stantec to do the Parks Master Planning.

Carver Black Sox

Remember the Carver Black Sox first game is in April. If you have access to a computer, you will find their schedules on line at their website. The Black Sox are still working on preparation and plans for a Bingo event in April.

Ironwood Field Park

The council discussed the Ironwood Park Field Lighting issue. The city engineer presented background information. The mayor indicated that the funding source is park dedication and an interfund loan could be used in the interim. The city manager stated that depending on the timing, that may not be necessary. The city planner indicated that the Park Dedication Study did contemplate lighting for this park and it is utilizing eligible funds. However, timing and phasing for other uses may not have been updated recently within the Capital Improvement Plan. Updates will incur this year as part of the budget process. Question was asked if the maintenance plan was part of the bid process. The engineer responded that probably some as part of the first two years were part of the process but would check and get back to the council. Clarification of the number of lights was asked for. The engineer stated that there are six poles with eight lights on each. The center poles would also be lighting two fields. Question was asked if the lights were LED and could be upgraded to LED in the future if not. They could be upgraded in the future to LED. Inquiry was also made about savings involving shared transformer and there would be a savings. Question was asked about the balance in the Park Dedication Fund. The fund was in the black. Question was asked if there was a cost savings presently if done now? The engineer responded that yes there was a saving due to restoration costs. The mayor stated that the lighting would probably not be done in the future if it were not done now. Motion was made and carried with four ayes and one nay approving the Plans and Specifications and set the bid opening date in March.

Carver Flowers

Annette from Carver Flowers extends their “heartfelt thank you to the Carver Lions. Ever since my husband's head-on auto collision in December, 2014, I've been strapped for delivery help on the major floral holidays, namely Valentine's Day and Mother's Day. The Lions have filled that gap for me with awesome volunteer help. This Valentine's Day just past was the ultimate! We had SO MANY deliveries to make Monday and Tuesday, and the Lions did them for us. I can't begin to express my gratitude to this phenomenal service organization. They are truly the heart of Carver.”

Carver Lions

The Lions had hosted the Soggy Bottom at Riverside Park in January. The council members took the time to thank the Lions and all of the volunteers who helped including the city's Public Services and the Fire Department. The Lions had also identified four groups that they were planned to donate to. They included St Jude's, the Lindall family, who also wanted to give back to St Jude for helping their family so much and the Sustacek family, as well as the Carver Fire Department. The council members also thank everyone who attended to support.



The Carver Lions Designer Purse Bingo is keeping the Lions busy with plans. The event is scheduled to occur on April 1st at the Chaska VFW from 5 PM until 8 PM. Be sure to come and win an authentic handbag valued up to \$ 200. Purchase a ten game package for \$ 26. And sales begin at 3 PM (6 boards per game) and \$ 4 extra packets available. Must be eighteen years of age to attend. Food and cocktails are also available for purchase.

Carver Community Youth Baseball/Softball

Association

Submitted by Jane Thon:

The 2017 registrations are now open! The association will be offering the following programs: T-Ball, Baseball through 6th Grade and Softball. The association is in their second year of their agreement on the MVP Card. The profits from last year's MVP Sales went toward improvements at the Community/Lions parks. The association will be working with the Park and Recreation Department personnel on item requiring completion. The association thanks everyone for supporting their programs.

Registrations are now open for the Carver Community Youth Baseball/Softball Association. To get to their website, key in: “ccybsa.siplay.com. Click on registration to get information on their programs. Upper right corner is the ‘log in’ bar. First time through, registrants will need to complete registration info, such as your e-mail address and create a password. If anyone has additional questions, please let the organization know. You can send a message to ccybsa.reg@gmail.com.

Iris Valley Boutique and Gifts

The Iris Valley Boutique and Gifts is located in Jordan and Chanhassen. The boutique offers a unique variety of clothing, fashion accessories, purses, jewelry and home décor.

They are having a winter clearance on clothing with 30 to 60 % off. Please note the change in their hours of operation. They are closed on Sunday and Monday. Tuesday through Thursday, they are open from 10 AM to 6 PM, Friday 10 AM to 5 PM and Saturday 10 AM to 4 PM.



Chaska Valley

Family Theatre



REMINDER:

Looking for something special to do with or for someone? Chaska Valley Family Theatre is presenting "Little Mermaid", March 30th through April 9th show times at Chanhassen High School. Call them for more details at 952-250-7206 or if you can, go on line and check out the information available, (cvft.org) or you can go to Carver Current, Villager Tower tabs and see the times printed in last month's issue. Coming in July and August, the theatre will present "Oklahoma" at the Chaska Community Center Theatre. Call and ask for more information.

Community Calendar

April 2017

April 1 st	April Fool's Day Happy Birthday Joe!	
April 2 nd	Happy Birthday Kelly!	
April 3 rd	Council Meeting Fire Department Drill Night	
April 4 th	Happy Birthday Wayne! MN Valley Electrical Cooperative 80 th Annual Meeting 7 PM	
April 9 th	Palm Sunday	
April 10 th	School Board Work Session Parks Commission Meeting Dahlgren Board Meeting Fire Department Officer's Meeting Passover Begins	
April 11 th	Heritage Preservation Commission Meeting South West Metro Chamber of Commerce Carver Meet & Greet Carver-On-the-Minnesota National Library Workers' Day	
April 12 th	Happy Birthday Henry!	
April 13 th	Maundy Thursday Happy Anniversary Aaron and Karen! Thomas Jefferson's Birthday	
April 14 th	Good Friday No School Happy Birthday Ava!	
April 15 th	Lion's Meeting	
April 16 th	Easter Sunday Emancipation Day/District of Columbia	
April 17 th	Council Meeting Fire Department Drill Night Happy Birthday Cheryl!	
April 18 th	Tax Day Happy Birthday John!	
April 19 th	Lions Meeting	
April 20 th	Planning Commission Meeting Happy Birthday Scott! Happy Anniversary Wayne and Michelle!	
April 21 st	Happy Birthday Jim!	
April 22 nd	Earth Day Happy Birthday Al! Happy Birthday Kitty!	
April 24 th	School Board Meeting Fire Department Meeting Night	
April 25 th	Happy Birthday Aaron!	
April 26 th	Administrative Professionals Day Happy Birthday Emily!	
April 27 th	Take Daughters/Sons to Work Day	
April 30 th	Happy Birthday Arlan! Happy Anniversary Rachel and Greg! Happy Birthday Lili!	

MN Valley Electric Cooperative

"On March 6th, 1937, three electric organizations from Scott, Carver and LeSueur counties, too small to make it on their own, voted to band together as MN Valley Electric Cooperative."

"Only the most affluent farmers and those near towns could get "the electric" in the 1930's. President Franklin Roosevelt's New Deal legislation changed that by helping farmers organize and bring electricity to rural areas."

"Eighty years later, MVEC provides electric service to over forty-one thousand members across a 968 square mile service areas, covering nine counties....."

"....MVEC makes its mission to create exceptional member experiences while safely providing reliable energy at cost."

Above quotes taken from the Electric Eye newsletter of February and felt worthwhile to share with those who do not receive the MVEC newsletter nor services from the cooperating. Interesting facts and valuable historical information.

MN Valley Electrical Cooperative will be holding their 80th Annual Meeting on April 4th at 7 PM on Tuesday, at the Shepherd of the Lake Lutheran Church in Prior Lake. Registration will begin at 6:30 PM.

Lawnmowing

Looking to find reliable person to get your lawn or business mowed? Setting up schedules now and will negotiate present contracts. Give the Woodmen a call to discuss your needs and expectations at 952-564-1900.

The Occasional Shops of Carver

2017 Sales Dates

January 19th-22nd	July 20th-23rd
February 16th-19th	August 24th-27th
March 16th-19th	September 21st-23rd
April 20th-23rd	October 19th-22nd
May 18th-21st	November 16th-19th
June 15th-18th	December 7th-10th



SPECIAL OFFER: Buy 1 and 20 % off on Second Item

Redeem Coupon at Iris Valley Boutique & Gifts

Monthly Feature

March's zodiac sign:

Pisces



February 19th - March 20th



March's Birthstone:

Aquamarine – cure heart, liver and stomach diseases



Flower of the Month

Daffodil and Jonquil

Daffodil – Unequaled Love

Jonquil – Desire for affection to be returned

Also conveys sympathy

Question has been asked what is the difference between the two? Julie Day says:

“Daffodil: This is the official common name for ANY of the plants that fall into the genus *Narcissus*. So, if the plant is considered a *Narcissus*, it is also considered a daffodil as well. However, most people use the term “daffodil” when referring to the large, trumpet-shaped flowers of the *Narcissus pseudonarcissus*. These are those big, showy, familiar bulbs that bloom in spring that we all know and love.”



Daffodil

“Jonquil: This term actually refers to a specific type of daffodil known as *Narcissus jonquilla*, although the name is often used as a more general term for daffodils in certain parts of the country. They are most easily identified by their dark green, tube-shaped leaves as compared to other types of daffodils which have flat leaves. Jonquils also tend to have clusters of several flowers, instead of just one bloom, along with a strong scent.”



Jonquil

Year	Tradition	Modern	Alternate	Flowers	Alternate Stones
11	Steel	Steel	Jewelry	Morning Glory	Turquoise Alternate: Citrine
12	Silk	Linen	Pearl	Peony	Jade Alternate: Opal
13	Lace	Lace	Textiles, Hollyhock Faux Fur		Citrine Alternate: Moonstone, Hawk's Eye
14	Ivory	Ivory	Gold	Dahlia	Opal Alternate: Agate, Bloodstone
15	Crystal	Glass	Watches	Rose	Ruby Alternate: Alexandrite, Rhodolite Garnet
16		Silver Holloware		Wax Candle Flowers	Peridot Alternate: Red Spinel
17		Furniture		Shell Roses	Watch Alternate: Camelian
18		Porcelain		Feather Flowers	Cat's Eye or Chrysoberyl
19		Bronze		Chili Pepper Roses	Aquamarine Alternate: Almandine Garnet
20	China	China	Platinum	Day Lily	Emerald Alternate: Yellow or Golden Diamond

Sponsors



CCYBSA
 Carver Community Youth
 Baseball Softball Association



Where the ball game begins

Find us on line at: www.cityofcarver.com
 Questions? Email us at: ccybsa.reg@gmail.com

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 952-448-4990
 Chuck Skraba

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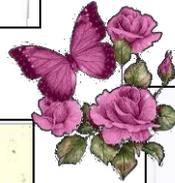
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Harvey's Celebrates 80 years and Laura's 11 year Anniversary

March **11** – **8 hours of celebration**

Music by Brad

12:00 - \$1.80 – Mimosas

1:00 - \$1.80 – Screwdrivers

2:00 – 2 for 1

3:00 – Free Wings

4:00 - \$2 taps

5:00 – Five O'clock somewhere - \$1.80 Margarita's (free chips/salsa)

6:00 – Harvey's Trivia for free drink

7:00 – Burger/FF - \$7

8:00 – Eight skate and donate – Donate one food item and receive a free drink

9-11 – 2 for 1

Be Sure to Stop in and help celebrate the anniversary!

