

# **KASSON ECONOMIC DEVELOPMENT AUTHORITY**

Kasson City Hall  
Tuesday, August 2nd, 2021  
12:00 PM

- I. Call Meeting to Order**
- II. Approve Minutes of the Previous Meetings – June and July**
- III. Financial Report**
- IV. Coordinators Report**
- V. City Administrators Report**
- VI. 2023 Budget**
- VII. Chamber Welcome Booklet**
- VIII. Crop Science Investigation RLF request**
- IX. Chaotic Good Brewing Company loan update**
- X. Business-of-the-Month Spotlight program**
- XI. Other Business/Open Discussion**
- XII. Items for September EDA Meeting**
- XIII. Adjourn**

**The next EDA Board meeting will be held on Tuesday September 6th, 2022.**

# KASSON ECONOMIC DEVELOPMENT AUTHORITY MEETING

Tuesday, June 7th, 2022

Kasson City Hall

12:00PM

MINUTES

Pursuant to due call and notice thereof, a regular meeting of the Kasson Economic Development Authority (EDA) was held at Kasson City Hall this 7th day of June 2022 at 12:00PM.

The following board members were present: Dan Egglar, Chris McKern, Michael Peterson, Tom Monson, Kathy O'Malley, and Janice Borgstrom-Durst

Absent: Jill Moosbrugger

The following staff members were present: Tim Ibisch- City Administrator, Robert Harris III - EDA Staff

- I. Call Meeting to Order. Egglar called the meeting to order at 12:00PM.
- II. Approve Minutes of the Previous Meeting. McKern motioned to approve the previous minutes. Monson seconded.  
  
Ayes (6), Nays (0). Motion carried.
- III. Financial Report. Harris presented the financial report. The financials were reviewed and accepted.
- IV. Coordinators Report. No Coordinator's Report for the June meeting. Robert Harris III, CEDA, presented updates for the following items:  
  
There are a few entrepreneurs looking at a potential restaurant. Harris worked with them to develop business plans and to connect them with commercial lenders.  
  
A hemp processing and fertilizer company has made an offer on the old concrete plant site. The offer was accepted, the closing is in progress, and they are working to secure financing for some equipment costs.  
  
Rethos is visiting Kasson on 6/7, 6/8, and 6/9. They will present at this EDA meeting.
- V. City Administrators Report. Ibisch presented the Administrators Report. Report included in meeting packet.
- VI. TIF request KHP LLC – School Redevelopment. Concerns were raised about the state historic tax credit program being continued by the legislature, as well as the ongoing scope of the redevelopment project should TIF assistance be approved and the length of the 25-year request for TIF assistance. Recommendation to Council to approve TIF assistance with contingencies. Motion by Peterson, seconded by McKern.  
  
Ayes (4), Nays (0), Abstentions (2). Motion carried.
- VII. Affordable Housing request for assistance – Sand Companies. Request for a letter of support and a resolution committing to 10 years of TIF assistance, reduced costs of land, and reduction in fees for infrastructure assessments at \$50, 000. Megan Carr gave an update of progress made

since the previous EDA meeting, which included discussions with MNPrairie Council Alliance and the local Continuum of Care. This was followed by a meeting discussion of electric utility options and the possibility of rebates from the City of Kasson. Motion by McKern, seconded by Borgstrom Durst.

Ayes (6), Nays (0). Motion carried.

- VIII. Façade Improvement Grant application – Chaotic Good Brewing Co. Request for the full amount of \$2,000 to renovate signage. Motion by O'Malley, seconded by Peterson.

Ayes (6), Nays (0). Motion carried.

- IX. Loan Subordination to SMIF – Chaotic Good Brewing Co. The Lending Director of SMIF has requested that the City of Kasson takes a second position on the \$50,000 loan given to Chaotic Good Brewing Co. Motion by McKern, seconded by Peterson.

Ayes (6), Nays (0). Motion carried.

- X. Rethos Downtown Work Assessment Group. Emily Kurash Casey, Director of Community Programs at Rethos, engaged with members of the EDA to gain perspectives, concerns, ideas, and general opinions of downtown Kasson. There was a consensus that downtown Kasson is currently underutilized and needs improvements for revitalization in the coming years. Rethos will return in the fall to present findings from their assessment of downtown.

- XI. Other Business/Open Discussion. None.

- XII. Items for July meeting. None.

- XIII. Adjourn. McKern motioned to adjourn the meeting. Borgstrom Durst seconded.

Ayes (6), Nays (0). Motion carried. Meeting adjourned at 1:00 PM.

The next meeting will be held at 12:00PM on July 5th, 2022.

Minutes Submitted by:

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Ian Albers, Community Development  
Assistant

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Dan Egger, EDA President

# KASSON ECONOMIC DEVELOPMENT AUTHORITY MEETING

Tuesday, July 5th, 2022

Kasson City Hall

12:00PM

MINUTES

Pursuant to due call and notice thereof, a regular meeting of the Kasson Economic Development Authority (EDA) was held at Kasson City Hall this 5th day of July 2022 at 12:00PM.

The following board members were present: Dan Eggler, Chris McKern, Kathy O'Malley, and Janice Borgstrom-Durst

Absent: Michael Peterson, Tom Monson, and Jill Moosbrugger

The following staff members were present: Timothy Ibisch- City Administrator

- I. Call Meeting to Order. Eggler called the meeting to order at 12:00PM.
- II. Approve Minutes of the Previous Meeting. McKern motioned to approve the previous minutes. Borgstrom Durst seconded.  
  
Ayes (4), Nays (0). Motion carried.
- III. Financial Report. No Financial Report for the July meeting.
- IV. Coordinators Report. No Coordinator's Report for the July meeting.
- V. City Administrators Report. Ibisch presented the Administrators Report. Report included in meeting packet.

**Monson arrived at 12:20 pm.**

- VI. Crop Science Investigation RLF request. Crop Science Investigation is requesting a revolving loan fund in the amount of \$25,000 to be used primarily for the clean-up of the project site once it is acquired. The EDA discussed the project, and there was consensus that the applicant should attend an EDA meeting following the purchase of and closing on the project site before moving forward with the RLF request.
- VII. Recapitalizing the revolving loan fund. Nancy Zaworski, Finance Director, presented to the EDA. Motion by McKern to recapitalize \$75,000 in unspent funds to the Revolving Loan Fund, seconded by O'Malley.  
  
Ayes (4), Nays (0). Motion carried.
- VIII. Transition plan for onboarding the new coordinator to EDA. The new coordinator will start on 7/11, pending housing. Robert Harris III, CEDA, prepared an onboarding packet and shared it with the new coordinator during his visit to Kasson on 6/28. The onboarding packet is included in the meeting packet.
- IX. Other Business/Open Discussion. None.



- X. Items for August meeting. Invite Jeff Littrell to August EDA meeting, pending purchase of the project site for Crop Science Investigation. Update from Mr. Lonzo regarding his project progress.
- XI. Adjourn. McKern motioned to adjourn the meeting. Monson seconded.

Ayes (4), Nays (0). Motion carried. Meeting adjourned at 12:40 PM.

The next meeting will be held at 12:00PM on August 2nd, 2022.

Minutes Submitted by:

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Ian Albers, Community Development  
Assistant

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Dan Egger, EDA President

## **Economic Development Authority Coordinators Report**

**Ian Albers  
July 2022**



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### **Business visits and assistance**

I have not yet performed any regular business visits since starting in this position on July 11<sup>th</sup>. At this point, I am still waiting on business cards – they have been ordered, but they have not been finished. Once I acquire them, I will certainly begin conducting regular business visits and report on those visits subsequently.

### **Crop Science Investigation**

As discussed at the July EDA meeting, Jeff Littrell, CFO/CEO of Crop Science Investigation LLC, has requested revolving loan fund assistance in the amount of \$25,000. Since the July EDA meeting I have spoken with Littrell, and he has informed me that the purchase of the project site has been finalized. Littrell has been invited to and has confirmed his attendance of the August EDA meeting.

### **Chaotic Good Brewing Company**

I reached out to Diane Lewis, Lending Officer at SMIF, to get an update on the loan subordination status. Lewis informed me that as of July 26<sup>th</sup>, the mortgage has not yet been filed due to vacations. Additionally, Lewis shared that the proposed shared second position would not be viable for SMIF. Additionally, Lewis told me that SMIF would be able to provide a subordination agreement to the EDA after gathering the necessary recording data.

### **Business-of-the-Month Spotlight program**

Tim and I have discussed creating a new program for the EDA – the Business-of-the-Month Spotlight program. This program would feature one business per month

and allow them to present at an EDA meeting. The presentations would allow each business the opportunity to share any accomplishments, recent updates, or future goals, and then be presented with a certificate of achievement from the EDA.

### **Kasson Daycare Plaza 57**

A conditional use permit for a daycare has been submitted to the city and will be discussed at the Planning Commission meeting on August 8<sup>th</sup>. The daycare facility would be located at the Plaza 57 site and would accommodate up to 84 students and 16 staff. I have met with Brad Clemens from ACS of Kasson LLC at the project site to learn more about the project and have been communicating with him on behalf of the Planning Commission staff. The conditional use permit application is included in the packet.



To: City Council  
Date: 7/27/2022

**Agenda Heading:** City Administrator's Report

““Summer should get a speeding ticket - goes by way too fast!”  
-- Anonymous

- **Park and Rec Updates.** The Park Board met last week to discuss the ongoing summer operations. Ron Unger indicated that we've had to deal with a number of issues at the Aquatic Center this summer. He reiterated his stance of making sure that the rules are enforced properly. The guards have been good overall; however, we can always improve. One feedback item is the scheduled dates for the pool to be open. This past year we provided notice of the dates on March 17<sup>th</sup>. However, we anticipate having that information available even earlier than before. Hopefully, residents will be able to plan their summer schedules accordingly. We've had strong support of the evening lessons but also some folks upset about not being able to use the pool from 6-8 pm during those times. Ron welcomes constructive feedback. We're hoping to be able to staff it until August 26<sup>th</sup>. However, times of operation will likely change as the manpower dissipates. A local resident is interesting in permanent soccer fields, some discussion was held regarding the best location for those with more information to come. Pending projects include the Lions' / Library Parking Lots and the repair of the Veteran's Park sidewalk.
- **LMC Task Forces Meeting.** There are four task forces that work in conjunction with the League's four legislative policy committees, discuss policy issues for their particular subject area, and then share recommendations with the LMC policy committees.
  - The Elections Task Force makes recommendations to the LMC Improving Service Delivery Policy Committee.
  - The Telecommunications Task Force makes recommendations the Improving Local Economies Policy Committee.
  - The Data Practices Task Force makes recommendations to the Human Resources and Data Practices Policy Committee.
  - The Housing Task Force makes recommendations to the Improving Local Economies Committee

Task force meetings are usually held during the summer at the League building with a remote option. The 2022 meetings will be held as follows:

Data Practices: Aug. 1, 9-11 a.m.  
Telecommunications: Aug. 2, 1-3 p.m.  
Elections: Aug. 3, 1-3 p.m.  
Housing: Aug. 4, 1-3 p.m.

Current city officials and staff are eligible, including city council members, mayors, city administrators, assistant city administrators, clerks, human resource staff, municipal election officials, public safety staff, engineers, finance directors, economic development staff, and others. Committee members can be new to their city position, have many years of experience, or somewhere in between. If you mind be interested in joining, please let me know and we can get you signed up.

- **Rural Ambulance Services.** At the last SEMLM meeting local emergency services were featured with this meeting. It included Taopi Mayor Mary Huntley and Clerk Jim Kiefer sharing what they learned from their recent tornado disaster, and what they think we should know and rural ambulance service issue noting that many are struggling in many SE MN communities and throughout the state. A panel of regional and state leaders in rural ambulance service discussed current issues, needs, and possible solutions. Yesterday, I attended a meeting with the folks from Dodge Center who currently cover Kasson. I will have more information to share soon about their plans and needs.
- **THC products policy review.** The MN Legislature passed law that changed the rules regarding to the sale of certain CBD products effective July 1. As a city, we are still coming to terms with what the impacts of these changes for employment, law enforcement, and businesses will be. The league is currently stating that cities may want to consider regulations, as it is now legal to sell certain edibles and beverages with THC. I have included information regarding the LMC guidance as well as the presentation that the Liquor received regarding these products. A number of communities in MN have placed 1-year moratoriums on sales of the similar products.
- **CMPAS Updates.** The CMPAS board met last week to review operations and a number of pending items. One item was the new transmission lines that are scheduled to be released this week by MISO. Due to the fragmented nature of the new power sources that are coming online (solar and wind) additional transmission lines will be necessary. In 2021 CMPAS and a number of its member utilities were able to invest in CAPX project. However, at the time Kasson's financial position precluded it from doing. I am following this closely and have indicated interest in investing in this next tranche of projects. This acts as a hedge on electricity costs and also has a greater ROI than we can currently generate through the limited investment options the City has available. We also reviewed a virtual peaker program that has potential to take the place of any current load management components. Council will note that in 2022 the load management is not being used due costs and the age of the installed software. Our load is generally quite balanced due to the residential nature of the customer base, however to prevent peak loads CMPAS will be investigating the new programs thoroughly. They reviewed the power supply portfolio and received feedback in the mid 40's per megawatt. Invitations to the annual meeting are at your desks, it will be in September in Kasota, MN. If you haven't been able to attend in the past, I encourage it.
- **2022 Truth-in-Taxation Changes.** The Minnesota Department of Revenue posted [information and instructions](#) on June 15 that detail the new requirements for the annual truth-in-taxation process enacted in 2021. Under the new law, cities with populations of

500 and greater will have to produce and provide certain budget information to their county. The law created a requirement for county auditors to produce a new one-page information sheet that must be included with the parcel-specific notice of proposed property taxes that will contain the following information: The increase or decrease (expressed as a percentage) between the current certified levy for the county, city or township, and school district and the proposed levy for taxes payable the following year by those entities. Select summary budget data for the county, city or township, and school district for the current year budget as well as for the proposed budget. The new requirement also specifies that upon request of the taxpayer, the county must send the supplemental statement in an electronic form or by email. We don't foresee any issues in implementing this, we're still waiting for Dodge County to generate the appropriate forms.

***Library walkthrough for punch list items should be this week on Thursday or Friday. The project is nearing its conclusion however there are a number of things that need to be cleaned up or fixed. Additionally, the grading needs to be improved along the building itself. The project has a warranty and both Equity and ICS will be on the hook if something doesn't work or leaks. This winter should give us a good opportunity to test the new gutter system.***

#### **Meetings or Events Attended or Planned**

June 28	EDA Transition Meeting
June 29	SEH Multifamily Project Review SEMLM-Blooming Prairie
June 30	DRC discussion
July 5	EDA
July 6	EMS
July 7	Technical Review City Engineer PreCon-Library and Lions Park Solar Project Meeting
July 11	PZ meeting
July 13	City Council
July 14	Vail review City Engineer
July 19	Enterprise Fleeting Planning Meeting Park Board
July 20	CMPAS
July 21	DRC City Engineer
July 22	EMS-Fire Hall walkthrough
July 26	Rural Ambulance-Dodge Center
July 27	City Council

[illegible]





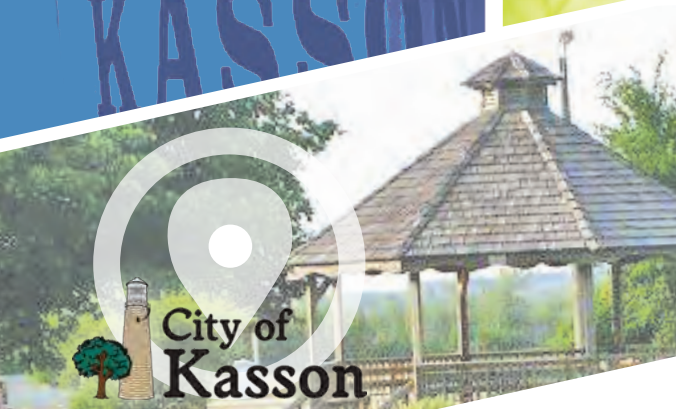
KASSON  
MINNESOTA

WE'RE  
READY  
FOR YOU!

2022 - 2023

VISITOR GUIDE AND  
CHAMBER DIRECTORY





Welcome!

**CITY OF KASSON**  
**Important Phone Numbers**

Ambulance .....507-374-2600  
 City Offices.....507-634-7071  
 Fire Dept. ....507-634-7103  
 Emergency.....Dial 911  
 Police Dept.....507-634-3881

**KASSON CITY HALL**  
 401 5th St. S.E.  
 Kasson, MN 55944  
 507-634-7071  
 cityhall@cityofkasson.com  
 www.CityOfKasson.com

- Population of approx. 7,000
- Located on Highway 14, 15 miles west of Rochester, MN
- Excellent school system with strong emphasis on academic achievement
- Community features several churches representing a mix of religious faiths
- Known for it's beautiful city parks with aquatic center, pickleball courts and softball fields
- Public library with a popular summer reading program
- Has the largest retail district in Dodge County
- Variety of town houses and apartments give diversity to the community



**Chris McKern**  
 City of Kasson Mayor

*Welcome to Kasson! We are home to 7,000 residents that value a small town atmosphere and enjoy first class amenities. If you are looking for something to do, you can find something at the aquatic center, public library, Dodge County Ice Arena or one of our many parks.*

*We are consistently rated one of the best places to live in Minnesota for several reasons. We enjoy one of the best school districts in the state; our full time police department, volunteer fire department and ambulance service are here to keep you safe. But most of all it's the people. Our community is blessed to have so many people that are involved in their community, making Kasson a great place to raise a family, own a small business and call home.*

**Chris McKern** - City of Kasson Mayor





NAMED FOR IRISH  
PIONEER JABEZ HYDE  
KASSON IN 1870



# Kasson History

## NATIONAL REGISTER OF HISTORIC PLACES

With a variety of partners, the 1918 Kasson Public School building has officially been placed on the National Register of Historic Places. The 1938 WPA wall has also been recently renovated to celebrate the city's cultural history.

### Also on the National Register of Historic Places:

- Jacob Leuthold Jr. House
- Eureka Hotel
- Kasson Municipal Building
- 1895 Kasson Water Tower

The City of Kasson was named after Jabez Hyde Kasson. Mr. Kasson was born in Springville, PA and moved to Minnesota in 1856. When the Winona and St. Peter Railroad reached the eventual town site in the fall of 1865, Mr. Kasson laid out the village on his land with the help of others and in November the first passenger train came.

The City of Mantorville, which is 3 miles to the north, is the county seat and home to the oldest continuously operating court house in the state.

For more information on Kasson's history, preservation of, or to find out how you can help, just visit us at [www.KassonAlliance.org](http://www.KassonAlliance.org).







HERITAGE, FUN,  
ENTERTAINMENT  
AND EDUCATION



# Kasson Events



## KASSON'S FESTIVAL IN THE PARK

Celebrated each year the second weekend of August, family friendly events are held all week and best of all, it's free to enjoy!! Most events are held in beautiful Veteran's Memorial Park along with a variety of food and craft vendors to experience.

For more information check us out on Facebook or go to [www.KassonFestivalinThePark.com](http://www.KassonFestivalinThePark.com).



JOIN  
THE  
FUN!



### JANUARY 2023

Chamber Annual Meeting

### MARCH 2023

Easter Egg Hunt in North Park

Dodge Co. Business Expo in Dodge Center

St. Patty's Day in Kasson

### APRIL 2023

Easter Extravaganza

### MAY 2023

Memorial Day celebration at Kasson American Legion

### JUNE 2023

Around-and-About Kasson

### JULY 2023

Dodge County Fair

### AUGUST 2023

National Night Out  
Dodge County Relay for Life  
Festival in the Park

### SEPTEMBER 2023

Back to School  
Big Iron Classic  
(Working Class Truck Pull & Show)

### OCTOBER 2023

Kasson Fire Department Open House  
Community Trick or Treat  
(Community Ed Building)

### NOVEMBER 2023

K-M Care & Share  
(Dinner & Auction)

### DECEMBER 2023

Downtown Christmas in Kasson  
Christmas Light Contest

*All events subject to change  
\*Please check out  
[KassonChamber.org](http://KassonChamber.org) or  
[CityofKasson.com](http://CityofKasson.com)  
for dates/details.*



ENJOY THE  
OUTDOORS  
YEAR-ROUND

## KASSON CITY PARKS

- Prairie View Park  
(Bigelow Voigt Subdivision)
- Veterans Memorial Park
- Meadowland Park  
(Kasson Meadows Subdivision)
- East Diamond Park
- East Park
- Tot Lot
- J. Hyde Kasson Park  
(formerly West Park)
- Lions Park

\*See map on page 35 for park locations

## PARKS AND RECREATION DEPT. Public Works Building

1401 16th St. N.E.  
Kasson, MN 55944  
507-634-4165  
parknrec@cityofkasson.com  
www.CityOfKasson.com

# Parks & Recreation

Kasson residents work hard year round and the city of Kasson works just as hard to offer opportunities for play. The Parks Department maintains eight city parks offering a variety of amenities such as modular climbing, a full size swimming pool, and a skateboard park and frisbee golf course at Lion's Park.

In addition to maintaining the facilities, the department offers a variety of recreational options. Swimming lessons from tiny tots to lifeguard training classes are available, softball, t-ball, baseball and other leagues are offered each summer.

To sign up for recreational activities, youth sports or to learn how you can serve on the Parks Department, go to [www.CityOfKasson.com](http://www.CityOfKasson.com).





COMMITMENT  
TO EXCELLENCE.  
GO KOMETS!



*Kasson-Mantorville*

*Schools*

## KASSON-MANTORVILLE PUBLIC SCHOOLS

101 16th St. NE  
Kasson, MN 55944  
[www.Komets.k12.mn.us](http://www.Komets.k12.mn.us)

**Elementary School**  
507-634-1234

**Middle School**  
507-634-4030

**High School**  
507-634-2961

**Community Education**  
507-634-4464

The Kasson-Mantorville School District is "Committed to Excellence" in all that we do. We take great pride in providing a "World Class" education that enables our students to be successful adults after graduation. Each year, our students rank in the 99th percentile in student achievement on the Minnesota Comprehensive Assessments. In addition to our academic success in core instructional areas, our students learn to be responsible citizens and contributing members in our society.

Our "Commitment to Excellence" is also evident in the co-curricular and extracurricular activities that are offered. Our student body is heavily engaged in a multitude of offerings that meet the unique needs and desires of our students. We are extremely proud of the student participation rates in the innovative school clubs and activities that complement our comprehensive curriculum.

### ELEMENTARY SCHOOL Grades K-4

- Partnering with Community Based Educators to ensure students have a strong start
- Developing students with strong character through weekly KoMet PRIDE instruction
- Building lifelong learning skills through interest based learning opportunities
- Innovating with Project Lead the Way STEM curriculum



### HIGH SCHOOL Grades 9-12

- Staff commitment to building positive relationships with every student
- New facilities aligned with student learning needs and innovative instructional practices
- 75% of students participate in at least one extra curricular activity

### MIDDLE SCHOOL Grades 5-8

- Staff commitment to inspiring excellence through meaningful relationships
- Grades 5-8 mixed advisory program emphasizing student leadership, character development, physical & emotional well-being
- Offer a wide variety of elective classes for students in grades 7-8



### COMMUNITY EDUCATION

- Center based child care ages 6 weeks - 12 yrs
- Youth, adults & senior citizens; all-inclusive enrichment & fitness programs
- Early childhood family education classes
- 4 star parent aware rated preschool classes
- Community Fitness Center



MAKE A  
SPLASH ALL  
SUMMER LONG!

For questions on rentals  
or reservations before  
June 30th, call Jan at  
507-634-6301

# Aquatic Center

## 2023 HOURS:

Open June 3 - August 25

### Open Swim:

12:30 - 5:00 pm, Mon. - Sun.

### Early Morning Lap Swim:

7:00 - 8:00 am, Mon. - Fri.

### Family Night Swim:

6:00 - 8:00 pm, Every Sun.

## KASSON AQUATIC CENTER

201 7th St NW  
Kasson, MN 55944  
507-634-4165  
parknrec@cityofkasson.com  
www.KassonPool.com

The Kasson Aquatic Center opened in 2013 and features two pools with a combined capacity of 572 people. There are diving boards, a climbing wall, lap pool and shallow-depth pool for small children. Large, 42-foot tall slides (one an open slide, the other a tube slide) deliver swimmers in a splash to the pool below.

Large, multi-colored umbrellas are placed across the deck, adding a dash of color and shade for people wanting to avoid the sun. LED lights light up the pool at night and speakers pipe in music. Pizza, brats, nachos, hot pretzels, hot dogs and ice cream are also served at a concession stand.

Visit [www.KassonPool.com](http://www.KassonPool.com) for more info including limited hours, fees, lessons and memberships.





CREATING THE  
FUTURE NOW!



# Public Library

## LOCATED AT

607 1st St. NW  
Kasson, MN 55944

## CONTACT INFO

Director: Patricia Schaffer-Gottschalk  
507-634-7615  
[www.kasson.lib.mn.us](http://www.kasson.lib.mn.us)

## HOURS

M:-T 10am-6pm  
W-F: 10am-5pm  
Sat: 9am-12pm  
(from Labor day to the following Memorial day)



[www.Facebook.com/  
OfficialKassonPublicLibrary](https://www.facebook.com/OfficialKassonPublicLibrary)

From humble beginnings to a brand new building, Kasson Public Library (KPL) is *"Creating the Future Now"*. In 1899, ten ladies donated ten books to organize a library for the Village of Kasson and in 1910 it became an official public library. The Library moved into the previous location in 1989 and quickly outgrew that location. The overcrowded library led to the new Kasson Public Library, located at 607 1st Street NW in Kasson. The new Public Library construction started in October 2014 with completion in August 2016.

With a staff of five librarians, we are pleased to serve you at the Kasson Public Library. Our goal is to *"Create the Future Now"* and provide everyone the best service possible, assisting you in locating the resources you may need. Please ask us to find your favorite book or even a new book. KPL staff will assist you on how to

download a book to your device, to use our public computers or whatever else your information needs might be. KPL serves the needs of our local community and surrounding area. We offer cultural and author events, a vibrant summer reading program for children, teens and adults, active book clubs, programming for community organizations, as well as new books and audiobooks, DVDs and electronic resources for checkout. KPL also offers free Wi-Fi for patron use inside the library and even on the benches outside of the Library.

In 2016, KPL served 32,806 visiting patrons which included 710 children, 47 teens and 54 adults that took part in our Summer Reading Program. Those that participated in our Summer Reading Program logged 8,559 reading hours in the months of June and July.

Our new library opened its doors on August 29, 2016 and is a very unique energy-efficient structure doubling as a community safe building. We welcome your new ideas and value your input, participation and presence.





PROTECTION  
24 HOURS A DAY,  
365 DAYS A YEAR



KASSON  
**POLICE**



Josh Hanson  
Chief of Police

## KASSON POLICE DEPARTMENT

19 East Main Street  
Kasson, MN 55944  
507-634-3881  
[police@kassonpolice.com](mailto:police@kassonpolice.com)  
[www.CityOfKasson.com](http://www.CityOfKasson.com)



# Public Safety

The eight full time officers and one canine member with the Kasson Police Department are on the job 24 hours a day, 365 days a year keeping the peace for the City of Kasson.

In addition to protecting and serving the residents of Kasson and the area, the police department operates several programs designed to prevent crimes. Including Minnesota's "Night to Unite" program intended to foster and strengthen neighborhood spirit and cooperation, the Towards Zero Death and Crime Free Fair Housing program and the Safe Medication and Prescription Drug Disposal Program. The department also maintains an active membership in the Southeast Minnesota Violent Crime Enforcement Team.



Joe Fitch  
Fire Chief



The mission of the Kasson Fire Department is to provide life safety and hazard response to the citizens and visitors of the community we serve in a safe, professional and ethical manner.

Our focus will be to actively engage in prevention, public education, risk management, emergency response, code enforcement, fire investigation and professional development.

Established in 1877, Kasson Fire Department is a Fire - Rescue - EMS volunteer/paid on-call response agency.

Firefighters are on-call 24 hours a day, 365 days a year to assist the citizens of Kasson, the surrounding rural fire district and those that travel through or visit our community on a daily basis.

## KASSON FIRE DEPARTMENT

101 East Main Street  
Kasson, MN 55944  
507-634-7103  
[kassonfirechief@kmtel.com](mailto:kassonfirechief@kmtel.com)  
[www.CityOfKasson.com](http://www.CityOfKasson.com)



# DIRECTORY

## CHILD CARE

**Just Like Home School Age Child Care**  
304 W Main St.  
Kasson, MN 55944  
www.facebook.com/justlikehomesacc  
(507) 634-6040

## CONSTRUCTION

**Johnson Builders & Real Estate LLC**  
13 W Main  
Kasson, MN 55944  
www.johnson-builders.com  
(507) 273-8019

**Nathan Gransee Construction LLC**  
26111 607th St.  
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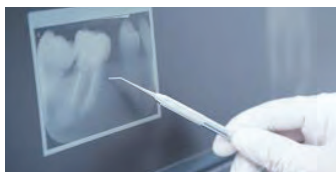




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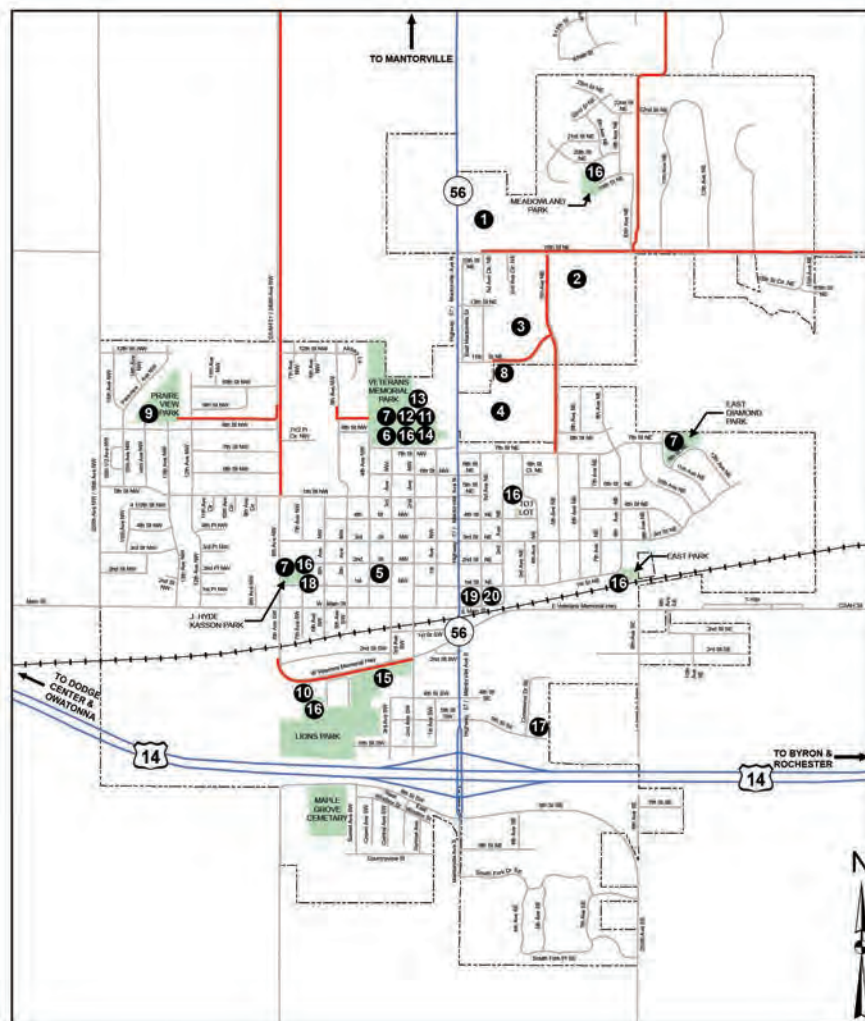
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| <input checked="" type="checkbox"/> Conditional Use Permit (§ 154.067)                 | <input type="checkbox"/> Concept Plan (§ 153.065-067)         |
| <input type="checkbox"/> Variance (§ 154.068)  | <input type="checkbox"/> Preliminary Plat (§ 153.080-085)     |
| <input type="checkbox"/> Zoning Amendment (§ 154.069)                                  | <input type="checkbox"/> Final Plat (§ 153.095-098)           |
| <input type="checkbox"/> Establishment of a Planned Unit Development (PUD) (§ 154.070) | <input type="checkbox"/> Subdivision Variance (§ 153.110-114) |

### Application Information

Date Submitted <b>7/13/22</b>		Planning Case Number (City will fill out)
Property Address <b>301 Mantorville Ave S</b>		PID #
Applicant <b>ACS of Kasson, LLC</b>	Phone # <b>507.254.3028</b> Email <b>brad@keybuildingsinc.com</b>	Address <b>6876 10<sup>th</sup> Ave SW Rochester Mn 55902</b>
Property Owner <b>ACS of Kasson, LLC</b>	Phone # Email <b>same</b>	Address <b>same</b>
Engineer/Architect <b>CRW</b>	Phone # <b>507.206.6201</b> Email <b>tmccormack@crwarchitecture.com</b>	Address <b>211 11<sup>th</sup> Ave NW Rochester Mn 55901</b>
Use of Property Current: <b>retail center</b> Proposed: <b>add Day Care Facility</b>	Land Use Designation Current: Proposed:	Zoning District Current: Proposed:
Application must be signed by all owners of the subject property		
Signature of Property Owner(s) <b>B/A</b> <b>ACS of Kasson, LLC</b>		Date <b>7/13/22</b>
The undersigned applicant hereby represents upon all of the penalties of law that all statements herein are true and that all work herein mentioned will be done in accordance with the ordinances of the City of Kasson, the State of Minnesota, and any other applicable laws and regulations		
Signature of Applicant <b>B/A</b>		Date <b>7/13/22</b>

FOR CITY OFFICE USE ONLY

**City Zoning Office Tracking**

Planning Case #: \_\_\_\_\_

<input type="checkbox"/>	Date Submitted	
<input type="checkbox"/>	Completeness Review Deadline (15 business days after submittal)	
<input type="checkbox"/>	60-Day Review Deadline	
<input type="checkbox"/>	60-Day Extension Notice – New Deadline	
<input type="checkbox"/>	120-Day Review Deadline (Preliminary Plat Only)	
<input type="checkbox"/>	Application Distributed for Technical Review	
<input type="checkbox"/>	Public Hearing notice published	
<input type="checkbox"/>	Public Hearing notice mailed	
<input type="checkbox"/>	Technical Review Complete	
<input type="checkbox"/>	Public Hearing Date	
<input type="checkbox"/>	Planning and Zoning Commission Meeting Date	
<input type="checkbox"/>	City Council Meeting Date	
<input type="checkbox"/>	Applicant notified of Decision (in writing)	
<input type="checkbox"/>	Decision recorded with County (Applicant responsible)	

Application was APPROVED / DENIED (circle one)

by ZONING ADMINISTRATOR / CITY COUNCIL (circle one) on \_\_\_\_\_ (Date)

Related Resolution: Res # \_\_\_\_\_

Related Ordinance: Ord # \_\_\_\_\_



City of Kasson  
401 Fifth Street S.E.  
Kasson, MN 55944-2204  
507.634.7071  
(Fax) 507.634.4737  
[www.cityofkasson.com](http://www.cityofkasson.com)

## Conditional Use Permit Application – Supplemental Information

*This form provides information related to the procedures and requirements for a Conditional Use Permit (CUP) Application with the City of Kasson. For full information on CUPs, please refer to § 154.067 of the City Code.*

Date Submitted: 7/12/22

Planning Case Number: \_\_\_\_\_  
(City will fill out)

**Pre-Application Meeting Date:** \_\_\_\_\_

*A pre-application meeting with the City of Kasson Zoning Administrator pursuant to § 154.065(D) is required prior to submitting a CUP application.*

### **Criteria for a Complete Submittal:**

*Submit one (1) printed Full-Size copy, one (1) printed 8 ½ X 11 copy, and one (1) digital (PDF or Similar) copy to the Zoning Administrator of the following:*

<input checked="" type="checkbox"/>	Completed Application Form
<input checked="" type="checkbox"/>	Accurate Boundary Description
<input type="checkbox"/>	Evidence of ownership or enforceable option on the property
<input checked="" type="checkbox"/>	A development plan of the property drawn to scale showing the existing or proposed buildings, streets, access roads, driveways, parking spaces and signs
<input type="checkbox"/>	Landscaping and screening plans
<input type="checkbox"/>	Any submittal materials pertaining to a Site Plan Review, as may be required at the discretion of the Zoning Administrator <i>Attach a Site Plan Review Application Supplemental Information form to this application</i>
<input type="checkbox"/>	Any additional information deemed necessary by the Zoning Administrator to determine the suitability of the particular site for the proposed use

### **Conditional Use Information:**

Zoning District: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Use-Specific Standards (Section Number): \_\_\_\_\_

Use-Specific Standards (List or Attach): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Criteria for Review:**

*In making the determination, whether or not the conditional use is to be allowed, the City Council shall consider:*

- *The effects of the proposed use on the Comprehensive Plan; and*
- *The effects of the proposed use upon the health, safety and general welfare of occupants of surrounding lands.*

*Among other things, the City Council shall make the following findings where applicable:*

- *The proposed conditional use meets all of the applicable use-specific standards listed within Sections 154.175 through 154.257 of Chapter 154 Zoning of the City Code.*
- *The use is not in conflict with the Comprehensive Plan of the City.*
- *The use is consistent with the purpose of Chapter 154 Zoning of the City Code and the purposes of the zoning district in which the applicant intends to locate the proposed use.*
- *The use will not cause traffic hazards and the traffic generated by the proposed use can be safely accommodated on existing or planned street systems; and the existing public roads providing access to the site will not need to be upgraded or improved by the City in order to handle the additional traffic generated by the use.*
- *Adequate measures have been taken or are proposed to prevent or control offensive odor, fumes, dust, noise, vibration or lighting which would otherwise disturb the use of neighboring property.*
- *Adequate utilities, parking, drainage and other necessary facilities will be provided.*
- *The proposed use will not impede the normal and orderly development or improvements of the surrounding property.*
- *The proposed use will not be injurious to the use and enjoyment of other property in the neighborhood and will not significantly diminish or impair the values of the property.*
- *The use will not disrupt the character of the neighborhood.*
- *The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.*

**Additional conditions.** *In permitting a new conditional use or in the amendment of an existing conditional use, the City may impose, in addition to the standards and requirements expressly specified by Chapter 154 Zoning of the City Code, additional conditions which the City considers necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to, the following:*

- *Increasing the required yard setback dimension;*
- *Limiting the height, size or location of the buildings;*
- *Controlling the location and number of vehicle access points;*
- *Increasing the street width;*
- *Increasing the number of required off-street parking spaces;*
- *Limiting the number, size, location or lighting of signs;*
- *Requiring diking, fencing, screening, berming, landscaping or other facilities to protect adjacent or nearby property;*
- *Designating sites for open space; and*
- *Limiting the hours of operation.*