



Watertown Commission on Aging

Cindy Raymond
Richard Schimmel
Richard Dailing
Mary Fritz-Barfnecht
Tracey Taylor
Kara Cassidy
Katelyn Roiland
Marty Bergland
Councilmember, Fred McGuire

1. Call To Order
2. Adopt Agenda
3. Approve Minutes
- 3.A. 1/7/25 Minutes

Documents:

[MINUTES 1-7-26.PDF](#)

4. New Business
- 4.A. Treasurer Report

Documents:

[TREASURER REPORT.PDF](#)

5. Old Business
- 5.A. CDA Presentation

Documents:

[CDA PRESENTATION.PDF](#)

6. Updates
7. Calendar Of Events
8. Commissioners Reports
9. Adjourn

Mission

The mission of the Watertown Commission on Aging is to ensure that the city and surrounding townships are prepared to offer growing numbers of older adults the best possible environment in which to live and retire with vitality, dignity and safety.

309 Lewis Avenue S, Watertown, MN 55388



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1/7/2026 - Minutes

1. Call To Order

Chair Richard Dailing called the Commission on Aging meeting to order at 3:30 p.m. on Wednesday, January 7, 2026.

Members Present: Richard Dailing, Richard Schimmel, Cindy Raymond, Kara Cassidy, Katelyn Roiland

Members Absent: Mary Fritz-Barfnecht, Tracey Taylor, Marty Bergland and Council Liaison Fred McGuire

Others Present: Administrative Assistant Connie Kammerer, and Community Ed Director Tim Dalton

2. Adopt Agenda

Richard Schimmel Moved to Approve the Agenda as Presented. Cindy Raymond Seconded.
Motion Carried 5-0

3. Approve Minutes

Kara Cassidy Moved to Approve the Minutes of December 3, 2025. Richard Schimmel Seconded.
Motion Carried 5-0

3.A. December 3, 2025 Meeting Minutes

4. New Business

4.A. Appointment Of Katelyn Roiland As Vice-Chair

Katelyn Roiland accepted nomination for Vice-Chair.

**Kara Cassidy Moved to Approve Katelyn Roiland as Vice-Chair. Richard Dailing Seconded.
Motion Carried 5-0**

4.B. Carver County CDA Update - Allison Streich

Allison Streich presented an informative overview on the properties in Watertown that the CDA own and future plans for those properties. Alison will also be presenting a power point to the City Council on Tuesday, January 13th at 6:30pm.

4.C. Coffee With A Healthcare Professional

Katelyn Roiland listed some talking points she will give at the next event including getting final plans in order, conversations to have with family, etc. Event will be held Saturday, February 7th at the Community Learning Center from 10am-Noon.

4.C.i. Document: Feb. 2, 2026 Flyer

5. Old Business

5.A. Senior Dinner - Thank-You's

Richard Dailing asked around if everyone was able to distribute the Thank-you's from the Senior Dinner.

6. Updates

6.A. Next Meeting - February 5th

Next meeting will be Wednesday, February 4th.

6.B. Deliveries, I.e. Pharmacy, Marketplace

Discussion on the possibility of promoting deliveries from the pharmacy and Marketplace. Richard Schimmel said that Marketplace is open to letting people know they can make deliveries.

6.C. Transportation

Southwest Transit will come to Watertown once a week. More information to follow.

7. Calendar Of Events

7.A. May 2nd Event -- Coffee With ...

Brainstorming ideas for the next event discussed was possibly Coffee with a P.T., talk about exercise, balance, falls, chair yoga.

7.B. Spring Dance

Table this event until next year.

7.C. Senior Dinner

Two dates were discussed for 2026 Senior Dinner. December 1st or December 8th. Richard Dailing asked if we could get a treasury report.

8. Commissioners Reports

No reports.

9. Adjourn

Richard Schimmel Moved to Adjourn at 4:35pm. Katelyn Roiland Seconded. Motion Carried 5-0

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Watertown Commission on Aging

February 4, 2026

Agenda Item: Treasurer Report**Request for Action:** None**Department:** Administrative Services Director, Michael Sommerfeld**Treasurer Report:**

The City of Watertown maintains a financial account for the Commission on Aging.

2025 Summary

Commission on Aging Escrow G 801-22013	Culture and Recreation – Senior Programming Fund E 101-45000-491
Starting Balance:	Starting Balance 2025:
\$ 1,724.49	\$ 3,000.00
Spring Dance:	Senior Dinner:
\$ 189.30 - Decor, Plates, etc.	\$ 55.62 - Napkins, Plates, etc.
\$ 239.28 - Meal	\$ 2,550.00 - Meal
Total Expense - \$ 428.58	Total Expense - \$ 2,605.62
Revenue:	Ending Balance:
\$ 500.00 – Lions Donation	\$ 394.38
\$ 500.00 – American Legion Donation	
\$ 100.00 – Riverbend Plaza Donation	Starting Balance 2026:
\$ 1,000.00 – Lions Donation	\$ 3,000.00
Total Revenue - \$ 2,100.00	
Ending Balance:	
\$ 3,395.91	

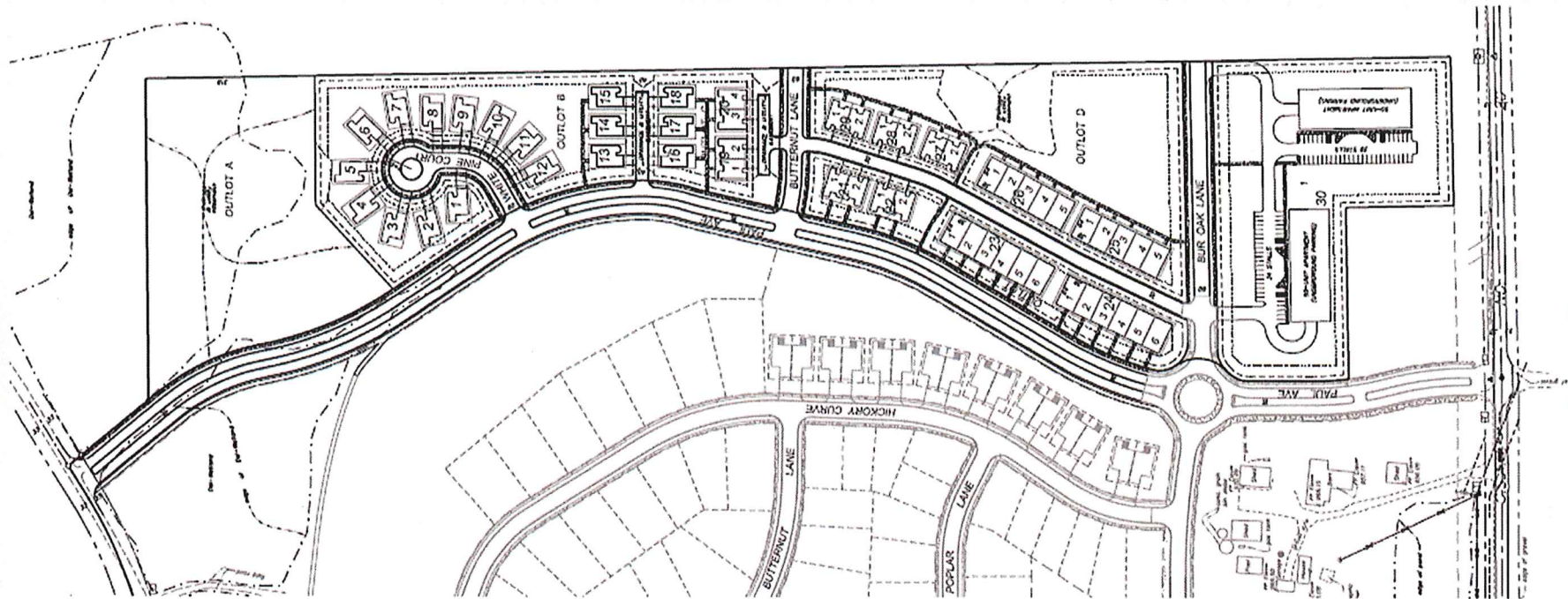
Attachments:

None.



CARVER COUNTY
COMMUNITY
DEVELOPMENT
AGENCY

Watertown Land



The CDA provided this letter to the city in 2020 regarding development of the land and the challenges we were facing. The cost to construct the road was estimated at \$2.4M. At the time for the CDA to complete the road, we would have been unable to recoup our cost based on what we could sell the houses for. At the time in review of developing a rental building owned by the CDA, the gap in the financing was too big.

memo



To: Mayor Washburn
Shane Fineran, Watertown City Administrator

From: Julie Frick, Carver County CDA Executive Director

Date: March 10, 2020

Re: Carver County CDA Land

Thank you for your time recently to discuss the CDA's property in the Forest Hills development. Below is a summary of our discussion.

History

In 2016 the CDA acquired, through a donation, the easterly portion of the Forest Hills development, which was platted as an outlot for future development. This portion of the property was vacant at the time of the acquisition. Since the acquisition, the CDA has been looking at how to develop this 26-acre parcel and/or sell for development.

Current Concept

The current concept by the CDA envisions a mix of housing types on the site. The CDA would develop, own, and manage a 50-unit multi-family rental building for seniors on the south end of the site, with the possibility of a second building in the future. The remaining acreage is envisioned to be sold and developed with a mix of owner-occupied units such as townhouses, twin and patio homes and single-family homes at the north end of the property.

Challenges

This project presents several unique challenges. These challenges must be overcome before the CDA can move this project from concept to implementation.

The first challenge is the cost of constructing the road needed for the development. The original plat was developed in 2006, with some of the site grading and road work already completed on the CDA's parcel. For the CDA to sell the remaining land to a developer, the roadway (Paul Avenue) needs to be constructed as a collector street. The cost to do this exceeds \$2.4 million and because some preliminary work on the roadway has already been done, significant changes to this would be even more costly. While the intent is that the CDA would likely sell the owner-occupied lots, after review of what the lots could be sold at, the CDA is unable to recoup its cost of construction making this scenario financially unfeasible. The CDA also considered partnering with developers to construct the roadway thereby sharing the upfront cost. The

uncertainty of the real estate market and insufficient demand for the needed unit price point also makes this option not viable.

The second challenge is the cost of developing the multi-family rental building the CDA will own and manage at the south end of the property. Based upon a market study the CDA completed, a 50-unit senior, affordable building is feasible from a market demand; however, a financing gap of \$4.5 million exists with a development of this size. CDA staff has reviewed many potential funding sources but is unable to identify a source which would address the financing gap. Building a larger building at approximately 70 units is more financially feasible, but it cannot happen without market demand.

We appreciate the city's support of the CDA in trying to move this development forward, and we will continue to work to explore all options.

Sincerely,

Julie M. Frick
Executive Director
Carver County CDA

