



**Carver County Board of Commissioners
September 23, 2025
Special Meeting & Work Session**

The County Board Room is open to the public

This meeting will be broadcast live at:
<https://youtube.com/@CarverCountyMN>

9:00 a.m. 1. **CONVENE**

1.1. Pledge of allegiance

1.2. Public comments that relate to an item on the agenda may be heard when that agenda item is discussed. Please limit your public comments to five minutes or less.

Individuals unable to attend in person can provide public comments by email at admin-contact@carvercountymn.gov

1.3. Agenda review and adoption

1.4. Approve September 2, 2025 minutes 4-6

1.5. Community Announcements

9:20 a.m. 2. **CONSENT AGENDA**

2.1. Final Payment and acceptance of the Bridge 10004 Flood Sealing Project With Paragon Restoration II 7-9

2.2. 2026 Non-Bargaining Employee Insurance Contributions 10-11

2.3. 2026 Retiree Health Insurance Contributions 12-13

2.4. 2026 Dental Premium Rates 14-15

2.5. Donation - 11GHZ Microwave Antenna Surplus Dish 16

2.6. Amendment to Settlement Agreements for Right of Way Acquisitions for the Highway 10/41 Project 17-22

2.7. Authorization to Sell an Uneconomic Remnant Parcel of Land under Minn. Stat. § 373.01, subd. 1(i) along Highway 14 in the City of Chanhassen 23-25

2.8. Professional Services Agreement for Appraisal Services on the Highway 40 Project - Silver/Bevens Creek Area 26-27

	2.9. Professional Services Agreement for Appraisal Review Services on the Highway 40 Project - Silver/Bevens Creek Area ..	28-29
	2.10. Settlement Agreements for Right of Way Acquisitions for the Highway 5 Project - Arboretum Area	30-34
	2.11. Special Use Event Permit - Octoberfest (T-Road Tavern)	35-37
	2.12. Minnesota Paid Leave Private Plan	38-39
	2.13. Review Health & Human Services and Commissioner Warrants	
9:30 a.m.	3. COUNTY ADMINISTRATOR REPORT	
9:35 a.m.	4. ADJOURN REGULAR SESSION	
9:35 a.m.	5. WORK SESSION	
9:35 a.m.	5.1 Parks and Trails Service Model Options	40-41
10:20 a.m.	5.2 Arboretum Area Transportation Plan Update	42-43

UPCOMING MEETINGS AND EVENTS

October 2, 2025	11:00 a.m.	Chaska Yards Grand Opening & Ribbon Cutting (211 N. Walnut St. Chaska, MN)
October 7, 2025	9:00 a.m.	Board Meeting
October 13, 2025	6:00 p.m.	Waconia Township Meeting (Waconia Townhall, 12777 102nd St. Cologne, MN)
October 21, 2025	9:00 a.m.	Board Meeting
	1:00 p.m.	Years of Service and Retiree Recognition Event (EOC, 604 East 4th St, Chaska)
October 28, 2025	9:00 a.m.	Board Work Session
	1:00 p.m.	Highway 41/10 Ribbon Cutting (Location TBD)
November 4, 2025	9:00 a.m.	Board Meeting
November 6, 2025	1:00 p.m.	Back Up Date: Highway 41/10 Ribbon Cutting (Location TBD)
November 18, 2025	9:00 a.m.	Board Meeting
	1:00 p.m.	Family Resource Center (FRC) Grand Opening & Ribbon Cutting (Chaska Moravian Church, 115 East 4th St., Chaska)
November 25, 2025	9:00 a.m.	Board Work Session
	6:00 p.m.	2026 Levy & Budget Hearing
December 2, 2025	9:00 a.m.	Board Meeting
December 7-10, 2025		AMC Annual Conference (DoubleTree by Hilton, 7800 Normandale Blvd, Mpls)
December 16, 2025	9:00 a.m.	Board Meeting
January 6, 2026	9:00 a.m.	Board Organizational Session

Carver County

Board of Commissioners

Regular Session Minutes
September 2, 2025

A Regular Session of the Carver County Board of Commissioners was held in the County Government Center, Chaska, on September 2, 2025. Chair Tom Workman convened the session at 9:29 a.m.

Members present: Tom Workman, Tim Lynch, John P. Fahey, and Matt Udermann. Member present remotely: Lisa Anderson.

Public Comments received from Alycia Gruenhagen.

Matt Udermann moved, Tim Lynch seconded, to approve the agenda. Roll call, Motion carried unanimously.

John P. Fahey moved, Lisa Anderson seconded, to approve the minutes of the August 19, 2025, Regular Session. Roll Call, Motion carried unanimously.

Tim Lynch moved, John P. Fahey seconded, to approve the following consent agenda items:

Approved the elimination of 1.05 FTE Deputy Sheriff and accompanying revenue due to non-renewal of OTS grant agreement.

Adopted Resolution 63-25 to accept the Crime Victim Services 2026 Grant, approve the Grant Contract Agreement (Contract #25-327) and authorize the County Attorney or the Victim-Witness Coordinator to enter into future agreements and amendments to implement the general crime services in accordance with grant program guidelines and subject to attorney and risk management review.

Adopted the Findings of Fact and issue Order #PZ20250035 for the issuance of a Conditional Use Permit.

Approved Professional Service Agreement (Contract #25-218) with Amergis Staffing Services to provide professional staffing support to the Health and Human Services - Behavioral Health & Housing Department for an amount not to exceed \$75,000 over the term of the contract.

Issued liquor licenses for 8 businesses. Board approval is subject to the receipt of all required paperwork, licensing fee paid, and all delinquent taxes paid.

Reviewed and authorized the receipt of a citizen's monetary donation of \$20 to the Sheriff's Office.

Approved a professional services agreement with Stonebrooke Engineering in the amount of \$83,867.59 for 2025 Bridge Safety Inspections, pending finalization of the contract review process.

Approved the Vacant Land Purchase Agreement with the City of Chanhassen for the sale of the County-owned parcel located at the northwest corner of Highway 101 and Lyman Boulevard in the amount of \$10,000 and authorize the County Board Chair and County Administrator to execute the agreement and all necessary land transfer documents, pending finalization of the contract review process.

Reviewed August 21, 2025, Community Social Services' actions/Commissioners' warrants in the amount of \$257,011.06 and reviewed September 1, 2025, Community Social Services' actions/Commissioners' warrants in the amount of \$457,887.78.

Roll call, Motion carried unanimously.

Dave Hemze, County Administrator, provided a high-level summary of the Preliminary 2026 Carver County Levy and Budget. Key new elements in the 2026 budget include adjustments related to state and federal cost shifts in Health & Human Services, as well as the implementation of the Paid Family and Medical Leave Act. The presentation also included a review of both mandated and discretionary services.

David Frischmon, Property & Finance Director, summarized 2026 tax base trends and a proposed 8.0% levy increase: 6% base plus 2% legislative impact, compared to 6.8% increases in 2025 and 2024. He outlined projected legislative impacts through 2028 and reviewed long-term financial planning, including the 2040 Roads & Bridges CIP, 5-Year Building and Parks & Trails CIPs, and operational factors such as employee health insurance and staffing.

Nick Koktavy, Assistant County Administrator, provided an overview of the Master Space Plan, outlining projected costs, a proposed timeline, and potential renovation efforts. The plan includes constructing a new three-story facility with an estimated budget of \$82 million, along with updates to the existing 602 building. Demolition is scheduled to begin in 2027, with the entire project slated for completion by 2029.

Matt Udermann moved, no second to set the 2026 preliminary levy at 3.5%. Motion failed.

Tim Lynch moved, John P. Fahey seconded to approve the Administrator's Recommended 2026 Preliminary Levy of \$80,873,855 (+8.0% from 2025), a Total Budget of \$169,144,493 and to set a 2026 Budget Hearing for Tuesday, November 25th, 2025 at 6:00pm. Roll Call, Motion carried 4-1 , Matt Udermann – Nay.

Commissioner Lisa Anderson left the meeting at 11:04 a.m., roll call no longer needed.

Commissioner Workman called a recess at 11:04 a.m., reconvened at 11:09 a.m.

Paul Moline, Deputy Division Director of Public Services, presented on the Water Management Organization preliminary 2026 budget and levy. A review of where funding goes and the requests they receive for funding was given.

John P. Fahey moved, Tim Lynch seconded to set the preliminary 2026 CCWMO levy at \$1,079,359. Motion carried unanimously 4-0.

Allison Streich, Executive Director of the Carver County Community Development Agency (CDA), presented the agency's preliminary budget for 2026. Her remarks included an overview

of existing housing programs and rental assistance services. She also outlined the CDA's revenue breakdown, which consists of 20% from the local levy, 60% from housing-related sources, and 20% from state and federal funding.

John P. Fahey moved, Matt Udermann seconded to approve resolution 64-25 approving the 2026 proposed budget and payable levy increase of 6% for a total of \$3,798,406 of the CDA and certifying said levy to the County Auditor. Motion carried unanimously 4-0.

Commissioner John P. Fahey left the meeting at 11:44 a.m.

Tim Lynch moved, Matt Udermann seconded to recess as the County Board and convene as the Carver County Regional Rail Authority. Motion carried unanimously 3-0.

Lyndon Robjert, Public Works Division Director/County Engineer, reviewed the Carver County Regional Rail Authority (CCRRA) preliminary 2026 tax levy and future CIP.

Tim Lynch moved, Tom Workman seconded to approve setting the CCRRA's 2026 preliminary tax levy of \$245,000 and 2026 Budget of \$247,000. Motion carried unanimously 3-0.

Tim Lynch moved, Matt Udermann seconded to adjourn as the Carver County Regional Rail Authority and reconvene as the County Board. Motion carried unanimously 3-0.

COUNTY ADMINISTRATOR REPORT – Dave Hemze, no Board Meeting next week, Ribbon cutting next Wednesday, September 10th at 1:00 p.m.

Tim Lynch moved, Matt Udermann seconded, to adjourn the Regular Session at 11:52 a.m. Motion carried unanimously 3-0.

Dave Hemze
County Administrator



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Final Payment and acceptance of the Bridge 10004 Flood Sealing Project With Paragon Restoration II

RBA Number: 2025-2090

Department: Public Works - Operations

Contact: Shelby Sovell, Operations Engineer - Assistant Public Works Director, 952-466-5209

Presenter:

Contract Name & Number: Contract and Bond for Bridge 10004 Flood Sealing Project 25-098

Meeting Date: September 23, 2025

Item Type: Consent

Strategic Initiative:

Our Physical Assets: Proactive planning for and maintaining our infrastructure and physical assets.

Background/Justification:

The Bridge 10004 Flood Sealing Project with Paragon Restoration II along highway 101 between Chanhassen and Shakopee included flooding sealing the bridge deck, concrete repairs and joint repairs to preserve the life of the structure. The bridge is owned by Carver County and Scott County, where maintenance costs are shared at the rate of 75% and 25%, respectively. Carver County is responsible for maintenance work in accordance with JPA 14-053 and invoices Scott County for their cost share. All work was completed between Tuesday May 27, 2025 and September 5, 2025. Paragon Restoration II is requesting to finalize the contract with Carver County and release all outstanding retainage. County staff agree and recommend that the Contract be finalized and retainage in the amount of \$29,333.85 be released. The original Contract amount was \$529,112.70 and the final Contract amount is \$586,677.05.

Action Requested:

Motion to adopt a resolution to approve a final payment of \$29,333.85 to Paragon

Restoration II for the Bridge 10004 Flood Sealing Project for a final contract amount of \$586,677.05.

Fiscal Impact:

Funding:	Amount Budgeted:
Carver County Funds	\$22,000.39
Scott County Funds	\$7,333.46

Related Fiscal/FTE Comments:

Included in the current budget. Carver County will invoice Scott County for 25% of the project costs per JPA 14-053.

Attachments:

1. Acceptance Resolution

**BOARD OF COUNTY COMMISSIONERS
CARVER COUNTY, MINNESOTA**

Date: September 23th 2025

Resolution No: _____

Motion by Commissioner: _____

Seconded by Commissioner: _____

**COUNTY BOARD ACKNOWLEDGMENT
Bridge 10004 Flood Sealing Project (2501)
FINAL PAYMENT**

WHEREAS, the construction of the Bridge 10004 Flood Sealing Project has in all things been completed, and the County Board being fully advised in the premises, now then be it resolved; that we do hereby accept said completed project for and on behalf of the Carver County Public Works Division.

YES

ABSENT

NO

STATE OF MINNESOTA
COUNTY OF CARVER

I, Dave Hemze, duly appointed and qualified County Administrator of the County of Carver, State of Minnesota, do hereby certify that I have compared the foregoing copy of this resolution with the original minutes of the proceedings of the Board of County Commissioners, Carver County, Minnesota, at its session held on the 23 day of September, 2025, now on file in the Administration office, and have found the same to be a true and correct copy thereof.

Dated this 23 day of September, 2025.

Dave Hemze

County Administrator



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: 2026 Non-Bargaining Employee Insurance Contributions
RBA Number: 2025-2140
Department: Employee Relations
Contact: Mia Johnson, Employee Relations Business Partner,
952-361-1504
Presenter:
Contract Name & Number:
Meeting Date: September 23, 2025
Item Type: Consent

Strategic Initiative:

People Are Our strength: Building, developing, and sustaining a team of leaders at all levels.

Background/Justification:

The County Board of Commissioners has the authority to establish and revise benefits for non-bargaining employees.

Core benefits for full-time benefit eligible non-bargaining employees currently include life insurance, long-term and short-term disability insurance, and dental insurance. A monthly cafeteria contribution is provided based on the employee's election of health insurance. In addition, County contribution amounts for employees electing a Health Savings Account (HSA) Health Plan option are provided when applicable based on health plan election. Elective benefits include additional short-term disability coverage, supplemental life insurance, medical and dependent care flexible spending accounts, vision insurance, accident insurance, hospital confinement insurance, and critical illness insurance.

It is recommended that the monthly cafeteria contribution be provided to full-time benefit eligible non-bargaining employees based on the employee's election of health insurance, with 2026 monthly County contribution for single at \$1,045.34; employee + spouse at \$2,472.21; employee + child(ren) at \$1,708.06; family at \$2,741.90. For non-

bargaining employees budgeted at least half-time, but less than 0.8 FTE, provide \$250.00 per month toward the cost of single health insurance.

For full-time benefit eligible non-bargaining employees selecting a High Deductible Health Plan with Health Savings Account Health Plan option, in 2026 it is recommended that for eligible employees participating in the plan over the course of a year, the County provide a contribution of \$1,350.00 for those with single insurance, and \$3,300.00 for those with family insurance.

The motion requested is to approve the 2026 benefits for non-bargaining employees to participate in the benefits package with County contributions as outlined above effective January 1, 2026.

Action Requested:

Motion to approve the 2026 benefits for non-bargaining employees as outlined, including 2026 monthly cafeteria contribution amounts for full-time benefit eligible non-bargaining employees based on the employee's election of health insurance with \$1,045.34 for single, \$2,472.21 for employee + spouse, \$1,708.06 for employee + child(ren), \$2,741.90 for family; maintaining the \$250.00 per month toward the cost of single health insurance for employees budgeted at least half-time but less than 0.8 FTE; and providing contributions for those electing an HSA High Deductible Health Plan option in the amounts of \$1,350.00 for single and \$3,300.00 for family.

Fiscal Impact:

Funding:	Amount Budgeted:
County Funding	\$958,705

Related Fiscal/FTE Comments:

Non-bargaining cafeteria contributions are included in the 2026 budget.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: 2026 Retiree Health Insurance Contributions
RBA Number: 2025-2141
Department: Employee Relations
Contact: Mia Johnson, Employee Relations Business Partner,
952-361-1504
Presenter:
Contract Name & Number:
Meeting Date: September 23, 2025
Item Type: Consent

Strategic Initiative:

People Are Our strength: Building, developing, and sustaining a team of leaders at all levels.

Background/Justification:

Carver County Personnel Policy and certain collective bargaining agreements provide for the County to contribute to County-sponsored health insurance for certain retirees. Personnel Policy indicates the Board will set the amount the County will contribute to each retiree's insurance for the coming year. In order to qualify for this benefit, retirees must meet the following criteria:

- Must have been hired as a regular employee prior to June 1, 2010,
- Must be retiring from a non-bargaining role covered by the policy or from a position covered by a collective bargaining agreement referring to this policy,
- Must have been employed by Carver County with uninterrupted full time service of twenty (20) years or more,
- Must have attained age 60, but not yet be Medicare-eligible,
- Must have maintained County-sponsored insurance since retirement,
- Must accept coverage offered by the provider of health insurance coverage to Carver County non-bargaining employees, and the terms of coverage being offered to non-bargaining employees,
- And must maintain health coverage through the County.

The recommended 2026 monthly contributions for active employees are \$1,045.34 for single, \$2,472.21 for employee + spouse, \$1,708.06 for employee + child(ren), and \$2,741.90 for family, based on employee health insurance plan election. The County's contribution shall not exceed the coverage tier level provided at the time of separation. In past years, the County Board has set the contribution for eligible retirees at an amount consistent with the cafeteria contributions for active employees. Retirees selecting family coverage would receive \$2,741.90 per month toward their insurance, employee + spouse would receive \$2,472.21, employee + child(ren) would receive \$1,708.06, and those electing single coverage would receive the lesser of the single premium amount or \$1,045.34 per month.

Action Requested:

Set 2026 health insurance contribution for eligible retirees as follows, not to exceed the coverage tier level provided at the time of separation: Retirees selecting family coverage would receive \$2,741.90 per month toward their insurance, employee + spouse would receive \$2,472.21, employee + children would receive \$1,708.06, and those electing single coverage would receive the lesser of the single premium amount or \$1,045.34 per month.

Fiscal Impact:

Funding:	Amount Budgeted:
OPEB Trust	\$425,889

Related Fiscal/FTE Comments:

The 2026 retiree cafeteria contributions are funded by the OPEB Trust; the cost of \$425,889 is based on current retiree elections.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: 2026 Dental Premium Rates
RBA Number: 2025-2148
Department: Employee Relations
Contact: Mia Johnson, Employee Relations Business Partner,
952-361-1504
Presenter:
Contract Name & Number:
Meeting Date: September 23, 2025
Item Type: Consent

Strategic Initiative:

People Are Our strength: Building, developing, and sustaining a team of leaders at all levels.

Background/Justification:

The County moved to self-funded dental insurance with HealthPartners effective January 1, 2025. A self-funded model allows the County to pay for actual dental claims incurred by employees along with an administrative services fee to HealthPartners as the insurance carrier. The current multiyear agreement with HealthPartners for self-funded dental is through December 31, 2027.

Employee Relations, with support from Finance and the County's insurance broker, Gallagher, has been monitoring dental claims incurred throughout the year in relation to the reserve fund balance. Gallagher's underwriting team has also completed an analysis of projected claims for 2026. It is recommended the County maintain three to six months of funding in reserve funds. The County Board approved an initial fund reserve of \$150,000 with the move to self-funded dental. Incurred claims costs in 2025 have averaged approximately \$49,000 per month through August and administrative services fees are approximately \$3,500 per month. This actual experience reflects the County's plan is running as anticipated, based on prior analysis and projections; and reserves remain around \$175,000-\$200,000, reflecting approximately 3-4 months of reserve funding in alignment with responsible target funding.

Employee Relations recommends a 3.0% increase to premiums for 2026 based on how the plan is currently operating, projected claims for 2026, and due to the self-funded plan still being an immature plan. A 3.0% increase to premiums reflects a sound estimate based on available data analysis, to cover projected claims costs and potentially add slightly to the reserves to ensure the County maintains a minimum of three months of funding in the reserve fund balance. The recommended increase to premiums results in an increase of \$0.00-\$3.25 per month in employee costs, depending on the selected dental plan coverage tier.

A 5.0% increase to dental premiums was included in the 2026 budget; a 3.0% increase to dental premiums is a savings of \$8,000 from what was originally budgeted for County funding.

Employee Relations will be providing the Board a more comprehensive update on self-funded dental insurance at a future meeting. Employee Relations continues to evaluate self-funded insurance and does not currently recommend self-funded health insurance based on group experience data and objective analysis indicating this would be a negative financial move. In contrast, the County's group dental plan presented a positive opportunity for self-funding which Employee Relations recommended and the Board supported moving forward, and early results confirm as an overall positive move for employees and the County.

Action Requested:

Motion to approve a 3.0% increase to dental premiums for 2026.

Fiscal Impact:

Funding:	Amount Budgeted:
County Funding	\$418,600

Related Fiscal/FTE Comments:

The County's cost for dental in 2026 is approximately \$418,600; employees on non-single tiers also contribute to the dental premium.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Donation - 11GHZ Microwave Antenna Surplus Dish
RBA Number: 2025-2138
Department: County Sheriff - Communications
Contact: Brian Sloat, Lieutenant, 952-361-1870
Presenter:
Contract Name & Number:
Meeting Date: September 23, 2025
Item Type: Consent

Strategic Initiative:

Taxpayer Value and Customer Service: Providing the best value and optimal customer service.

Background/Justification:

Carver County Communications would like to donate a 11GHz Microwave Antenna Surplus Dish to MnDOT (Office of Statewide Radio Communications) or use on the ARMER radio system. The item was purchased by Carver County in 2019. Our agency, converted in 2020 from microwave communication to fiber communication. Thus, the item is no longer needed or usable by our agency.
Donation - Zero denomination

Action Requested:

Carver County Communications would like to donate a 11GHz Microwave Antenna Surplus Dish to MnDOT (Office of Statewide Radio Communications) or use on the ARMER radio system. The item was purchased by Carver County in 2019. In 2020, our agency converted from microwave communication to fiber communication. Thus, the item is no longer needed or usable by our agency.
Donation - Zero denomination

Fiscal Impact:



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Amendment to Settlement Agreements for Right of Way Acquisitions for the Highway 10/41 Project

RBA Number: 2025-2144

Department: Public Works - Program Delivery

Contact: Anthony Stucchi, Assistant Right of Way Agent, 952-466-5285

Presenter:

Contract Name & Number:

Meeting Date: September 23, 2025

Item Type: Consent

Strategic Initiative:

Our Physical Assets: Proactive planning for and maintaining our infrastructure and physical assets.

Background/Justification:

The 2024-2026 construction seasons include the Highway 41/10 Project, which is the reconstruction and expansion of Highway 10 to a four-lane roadway and includes several roundabouts. Additional right-of-way is needed to complete the project scope.

Carver County has contracted with appraisers in order to establish fair market value for the right of way acquisitions needed in support of the project. On February 6, 2024, the County Board authorized Public Works staff to make offers for direct purchase of the impacted properties. On May 7, 2024, the county board gave Public Works staff direction on last written offers. On May 22, 2024 the County filed the petition for use of eminent domain and the hearing on the petition occurred on July 17, 2024. On August 22, 2024, the County received title and possession through eminent domain on six parcels.

Construction is currently ongoing. During the construction process there were 4 properties on which the construction project had to impact more than the project design initially planned for. These 4 properties had completed settlement agreements for the initial planned impacts and acquisitions.

Public Works staff negotiated and reached amended settlement agreements with the following PID #'s: 30.6080010, 30.6070010, 30.4520060, and 30.0321500, to address the additional required impacts during construction in order to complete the project.

Action Requested:

Adopt a resolution to approve right of way acquisition settlement for the Highway 10/41 Project for the property located at PID #: 30.4580010.

Fiscal Impact:

Funding:	Amount Budgeted:
Sales Tax Funding	\$9,075
City of Chaska	\$11,575

Related Fiscal/FTE Comments:

Included in current budget

Attachments:

1. 178820_Hwy 41-10_Resolution Authorizing Amended Settlement 9-23-25 Meeting

BOARD OF COUNTY COMMISSIONERS CARVER COUNTY, MINNESOTA

Date: September 23, 2025

Resolution No: _____

Motion by Commissioner: _____

Seconded by Commissioner: _____

Resolution Authorizing Settlement of Compensation to Owners for Acquisition of Real Property Interests Needed for the Highway 41/10 Project

WHEREAS, the Board of Commissioners of Carver County is the official governing body of Carver County (“County”); and

WHEREAS, the County, acting by and through its Board of Commissioners, is authorized by law, and pursuant to Minnesota Statutes, § 163.02, subd. 2; §117.012; and § 117.042, to acquire land and other real property interests in Carver County which the County needs for a public use or public purpose; and

WHEREAS, the County proposes to construct highway and related improvements in Carver County for shoulder widening and pavement improvements as part of the Highway 41/10 Project (“Project”); and

WHEREAS, to complete the Project, the County must acquire the real property interests described in Exhibit A, attached hereto, from the Owners of the real property interests identified in said Exhibit A; and

WHEREAS, the County obtained either an appraisal(s) from a licensed real estate appraiser when the estimate of the damages from the County’s proposed acquisitions of the real property interests described in said Exhibit A exceeds \$25,000, or the County obtained a minimum damage acquisition report from a qualified person with appraisal knowledge, in lieu of an appraisal, when the estimate of the damages from the County’s proposed acquisitions of the real property interests described in said Exhibit A is under \$25,000; and

WHEREAS, County must determine and submit an initial written offer of just compensation to the Owners of said needed real property interests covering the full amount of damages caused by the County’s proposed acquisitions; and

WHEREAS, the Owners of said real property interests may obtain an independent appraisal by a qualified appraiser of the real property interests which the County proposes to acquire for the Project; and

WHEREAS, the Owners of said real property interests are entitled to reimbursement for the reasonable costs of the appraisal from the County up to a maximum of the limits stated in Minn. Stat. §117.036, provided the Owner submits to County the information necessary for reimbursement; and

WHEREAS, the Carver County Board of Commissioners authorized the Public Works Division Director or agents under his supervision, to make initial written offers of just compensation to the Owners within the Project from whom property interests are required; and

WHEREAS, the Public Works Division Director or agents under his supervision, have negotiated settlement(s) with the Owners impacted by the Project as described in said Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that County’s acquisition of the real property interests described in said Exhibit A and the construction of highway and related improvements of shoulder widening and pavement improvements as part of the Highway 41/10 Project constitute a valid public use or public purpose; and

BE IT FURTHER RESOLVED that based upon the estimate of damages from the County’s proposed acquisitions of the real property interests described in said Exhibit A which the County obtained either from an appraisal(s) or a minimum damage acquisition report(s) and the negotiations between said Owner(s) and the Public Works Division Director or agents under his supervision, County shall make a payment of compensation to the Owners within the Project from whom the County must acquire needed real property interests, in the amounts as described in said Exhibit A; and

BE IT FURTHER RESOLVED that the Carver County Board of Commissioners hereby authorizes and directs the Carver County Board Chairman and Carver County Administrator to enter into Stipulation of Settlement Agreement with said property owner(s), in the name of the County of Carver for the Project.

	ABSENT	YES	NO
Tom Workman, Chair	_____	_____	_____
Tim Lynch, Vice Chair	_____	_____	_____
John P. Fahey	_____	_____	_____
Matt Udermann	_____	_____	_____
Lisa Anderson	_____	_____	_____

STATE OF MINNESOTA
COUNTY OF CARVER

I, Dave Hemze, duly appointed and qualified County Administrator of the County of Carver, State of Minnesota, do hereby certify that I have compared the foregoing copy of this resolution with the original minutes of the proceedings of the Board of County Commissioners, Carver County, Minnesota, at its session held on September 23, 2025, now on file in the Administration office, and have found the same to be a true and correct copy thereof.

Dated this 23rd day of September, 2025

_____ Dave Hemze	_____ County Administrator
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Exhibit A
to
Resolution Authorizing Settlement of Compensation to Owners for Acquisition of Real Property
Interests

Highway 41/10 Project

Carver County Public Works No. 178820

Property Tax Identification No. 30.6080010

Parcel Number(s): 13

Fee Owners: CD Gemini Properties, LLC

Property Address: 1564 Sunshine Circle, Chaska, MN 55318

Permanent easement for drainage and utility purposes contains **307 sq. ft.**, more or less.

\$1,900.00

Settlement Amount: **\$1,900.00**

Property Tax Identification No. 30.6070010

Parcel Number(s): 14

Fee Owners: John F. Miller and Donna M. Miller

Property Address: 1558 Sunshine Circle, Chaska, MN 55318

Permanent easement for drainage and utility purposes contains **231 sq. ft.**, more or less.

\$4,250.00

Settlement Amount: **\$4,250.00**

Property Tax Identification No. 30.4580010

Parcel Number(s): 2

Fee Owners: David C. Liebelt and Kayleen A. Liebelt

Property Address: 1665 Highwood Drive, Chaska, MN 55318

Temporary access for construction purposes contains **47 sq. ft.**, more or less.

\$100.00

Damages to grass, driveway, and access to driveway.

\$2,400.00

Settlement Amount: **\$2,500.00**

Property Tax Identification No. 30.0321500

Parcel Number(s): 32

Fee Owners: Kiersten M. Case

Property Address: 1695 Bavaria Road, Chaska, MN 55318

Temporary access for construction purposes contains **900 sq. ft.**, more or less.

\$2,000.00

Severance damages for a fence.

\$10,000.00

Settlement Amount: **\$12,000.00**



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Authorization to Sell an Uneconomic Remnant Parcel of Land under Minn. Stat. § 373.01, subd. 1(i) along Highway 14 in the City of Chanhassen

RBA Number: 2025-2139

Department: Public Works - Program Delivery

Contact: Darin Mielke, Assistant Public Works Director/Deputy County Engineer, 952-466-5222

Presenter:

Contract Name & Number:

Meeting Date: September 23, 2025

Item Type: Consent

Strategic Initiative:

Our Physical Assets: Proactive planning for and maintaining our infrastructure and physical assets.

Background/Justification:

As part of the Highway 212 freeway project, which was completed from Eden Prairie to Carver in 2009, the Minnesota Department of Transportation (MnDOT) acquired right of way for the project, which included a segment of Highway 14 in the City of Chanhassen. Following project completion, certain portions of that right of way were transferred to Carver County ownership.

One such piece, identified as Parcel A on the attached survey drawing, is 0.64 acres in size and, while originally acquired for transportation use, is not needed for Highway 14 or any future highway purposes. The parcel is classified as an uneconomic remnant—it does not meet minimum standards for area, shape, frontage, or access—and therefore has no independent utility for development or transportation purposes.

Public Works is recommending the sale of this parcel of land. The necessary right of way for Highway 14 will continue to be preserved and held by Carver County to ensure

current and future transportation needs are met.

Minnesota Statutes § 373.01, subd. 1(i), authorizes counties to sell such nonconforming parcels without advertising for public bids, provided:

- The sealed bid process restricted to adjoining property owners
- The parcel is sold for not less than 90% of fair market value as certified by the County Assessor;
- The parcel is sold to the highest bidder; and
- Written notice is provided to all adjoining landowners at least 30 days prior to the sale.

Carver County Public Works right of way staff worked with the County Assessor to determine fair market value for Parcel A, establishing the basis for the minimum bid. The recommended minimum bid is \$51,930.00 to meet statutory requirements.

Action Requested:

Motion to declare Parcel A as shown on the attached survey drawing an uneconomic remnant and approve its sale under Minn. Stat. § 373.01, subd. 1(i); authorize staff to proceed with a sealed bid process restricted to adjoining property owners; set the minimum bid at \$51,930.00 as recommended by the County Assessor; direct Public Works staff to send notice of sale to all adjoining property owners at least 30 days prior to the sale; and authorize the County Board Chair and County Administrator to execute the deed and any necessary documents to complete the transfer to the highest bidder.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

1. 25-09-05 0050930S-SK02-CC Split

EXISTING PROPERTY DESCRIPTION

Per Document Number A671044; Part of Parcel 60 C.S. 1017 (312=260) 902

That part of Tract A described below:

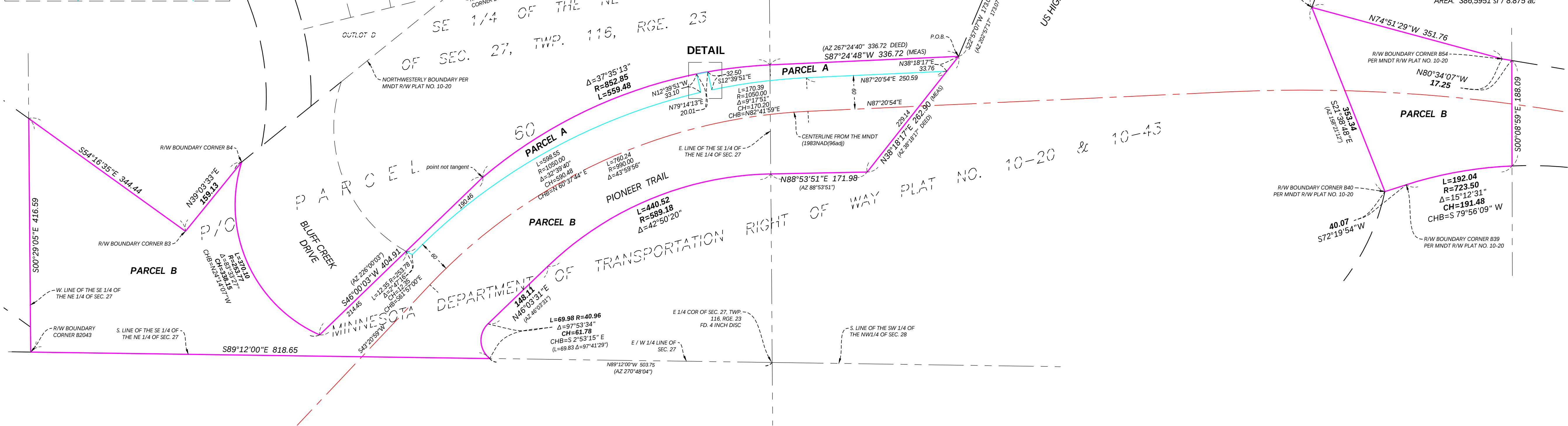
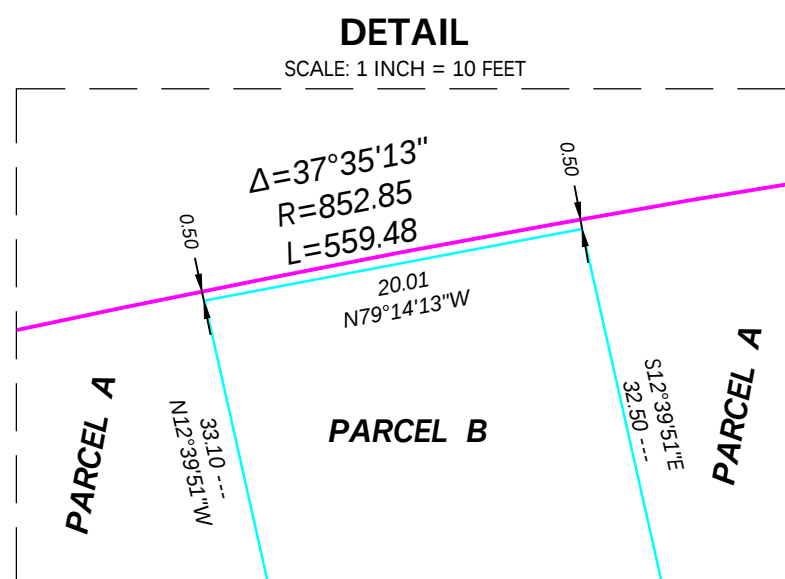
Tract A. That part of the Southeast Quarter of the Northeast Quarter of Section 27 and the Southwest Quarter of the Northwest Quarter of Section 26, both in Township 116 North, Range 23 West, shown as Parcel 60 on Minnesota Department of Transportation Right of Way Plat No. 10-20 as the same is on file and of record in the office of the County Recorder in and for Carver County, Minnesota;

which lies northwesterly, southeasterly and southwesterly of Line 1 described below:

Line 1. Commencing at the east quarter corner of said Section 27; thence westerly on an azimuth of 270 degrees 48 minutes 04 seconds along the east and west quarter line of said Section 27 for 503.76 feet to the point of beginning of Line 1 to be described; thence northerly for 69.83 feet on a non-tangential curve, concave to the northeast, having a radius of 337.77 feet, a delta angle of 41 minutes 29 seconds and a chord azimuth of 357 degrees 12 minutes 47 seconds; thence on an azimuth of 46 degrees 03 minutes 31 seconds for 148.11 feet; thence deflect to the right on a tangential curve, having a radius of 589.18 feet, a delta angle of 42 degrees 50 minutes 20 seconds for 440.52 feet; thence on an azimuth of 88 degrees 53 minutes 51 seconds for 17.98 feet; thence on an azimuth of 38 degrees 51 minutes 17.98 feet for 29.72 feet; thence on an azimuth of 267 degrees 24 minutes 40 seconds for 336.72 feet; thence deflect to the left on a tangential curve, having a radius of 852.85 feet and a delta angle of 37 degrees 35 minutes 13 seconds for 559.48 feet; thence on an azimuth of 226 degrees 00 minutes 03 seconds for 404.91 feet; thence northwesterly for 370.10 feet on a non-tangential curve, concave to the northeast, having a radius of 253.77 feet, a delta angle of 83 degrees 35 minutes 40 seconds and a chord azimuth of 335 degrees 45 minutes 33 seconds to Right of Way Boundary Corner B4 as shown on said Plat No. 10-20 and there terminating;

together with that part of Tract A hereinbefore described, which lies easterly of the following described line: Commencing at Right of Way Boundary Corner B46 as shown on said Plat No. 10-20; thence southwesterly on an azimuth of 200 degrees 42 minutes 57 seconds along the boundary of said plat for 323.97 feet to Right of Way Boundary Corner B45 and the point of beginning of the line to be described; thence on an azimuth of 158 degrees 21 minutes 12 seconds for 353.34 feet to Right of Way Boundary Corner B40 as shown on said Plat No. 10-20 and thence terminating.

AREA: 414,473 sf / 9.515 ac



PROPOSED PARCEL A PROPERTY DESCRIPTION:

That part of the Southeast Quarter of the Northeast Quarter of Section 27, Township 116 North, Range 23 West, and the Southwest Quarter of the Northwest Quarter of Section 26, Township 116 North, Range 23 West, shown as Parcel 60 on Minnesota Department of Transportation Right of Way Plat Numbered 10-20 and Minnesota Department of Transportation Right of Way Plat No. 10-43 as the same is on file and of record in the office of the County Recorder in and for Carver County, Minnesota, described as follows:

Commencing at Right of Way Boundary Corner B14 as shown on said Plat No. 10-20 and 10-43; thence South 38 degrees 08 minutes 53 seconds West, assumed bearing along the westerly right of way line of said Parcel 60 on Minnesota Department of Transportation Right of Way Plat Numbered 10-20 and Minnesota Department of Transportation Right of Way Plat No. 10-43, a distance of 890.93 feet to Right of Way Corner B13; thence South 30 degrees 36 minutes 52 seconds West, a distance of 435.09 feet; thence South 22 degrees 57 minutes 17 seconds West, a distance of 100.00 feet to the beginning; thence South 87 degrees 24 minutes 48 seconds West, a distance of 336.72 feet; thence southwesterly along a tangential curve, concave to the southeast, having a central angle of 37 degrees 35 minutes 13 seconds, a radius of 852.85 feet for an arc distance of 559.48 feet; thence South 46 degrees 00 minutes 03 seconds West, not tangent to said curve, a distance of 190.46 feet, thence southeasterly along a non-tangential curve, concave to the northeast, having a central angle of 02 degrees 47 minutes 16 seconds, a radius of 253.78 feet for an arc distance of 12.35 feet, the chord of said curve bears South 61 degrees 57 minutes 00 seconds East, thence northeasterly along a non-tangential curve, concave to the northeast, having a central angle of 32 degrees 39 minutes 40 seconds, a radius of 1050.00 feet for an arc distance of 598.55 feet, the chord of said curve bears North 60 degrees 37 minutes 44 seconds East; thence North 12 degrees 39 minutes 51 seconds West, not tangent to said curve, a distance of 33.10 feet; thence North 79 degrees 14 minutes 13 seconds East, a distance of 20.01 feet; thence South 12 degrees 39 minutes 51 seconds East, a distance of 32.50 feet; thence easterly along a non-tangential curve concave to the south, having a central angle of 09 degrees 17 minutes 51 seconds, a radius of 1050.00 feet for an arc distance of 170.39 feet, the chord of said curve bears North 82 degrees 44 minutes 18 seconds East; thence South 82 degrees 44 minutes 18 seconds East, tangent to said curve, a distance of 250.58 feet to a line that bears South 38 degrees 18 minutes 17 seconds West from said point of beginning; thence North 38 degrees 18 minutes 17 seconds East, along said line a distance of 33.76 feet to the point of beginning.

AREA: 27,890 sf / 0.640 ac

PROPOSED PARCEL B PROPERTY DESCRIPTION:

That part of the Southeast Quarter of the Northeast Quarter of Section 27 and the Southwest Quarter of the Northwest Quarter of Section 26, both in Township 116 North, Range 23 West, shown as Parcel 60 on Minnesota Department of Transportation Right of Way Plat No. 10-20 as the same is on file and of record in the office of the County Recorder in and for Carver County, Minnesota;

which lies northwesterly, southeasterly and southwesterly of Line 1 described below

Line 1. Commencing at the east quarter corner of said Section 27; thence westerly on an azimuth of 270 degrees 48 minutes 04 seconds along the east and west quarter line of said Section 27 for 503.76 feet to the point of beginning of Line 1 to be described; thence northerly for 69.83 feet on a non-tangential curve, concave to the east, having a radius of 40.96 feet, a delta angle of 97 degrees 41 minutes 29 seconds and a chord azimuth of 357 degrees 12 minutes 47 seconds; thence on an azimuth of 46 degrees 03 minutes 31 seconds for 148.11 feet; thence deflect to the right on a tangential curve, having a radius of 589.18 feet, a delta angle of 42 degrees 50 minutes 20 seconds for 440.52 feet; thence on an azimuth of 88 degrees 53 minutes 51 seconds for 171.98 feet; thence on an azimuth of 38 degrees 18 minutes 17 seconds for 262.90 feet; thence on an azimuth of 267 degrees 24 minutes 40 seconds for 336.72 feet; thence deflect to the left on a tangential curve, having a radius of 852.85 feet and a delta angle of 37 degrees 35 minutes 13 seconds for 559.48 feet; thence on an azimuth of 226 degrees 00 minutes 03 seconds for 404.91 feet; thence northwesterly for 37.10 feet on a non-tangential curve, concave to the northeast, having a radius of 253.77 feet, a delta angle of 83 degrees 33 minutes 40 seconds and a chord azimuth of 335 degrees 45 minutes 53 seconds to Right of Way Boundary Corner B4 as shown on said Plat No. 10-20 and thence terminating;

EXCEPTING THEREFROM

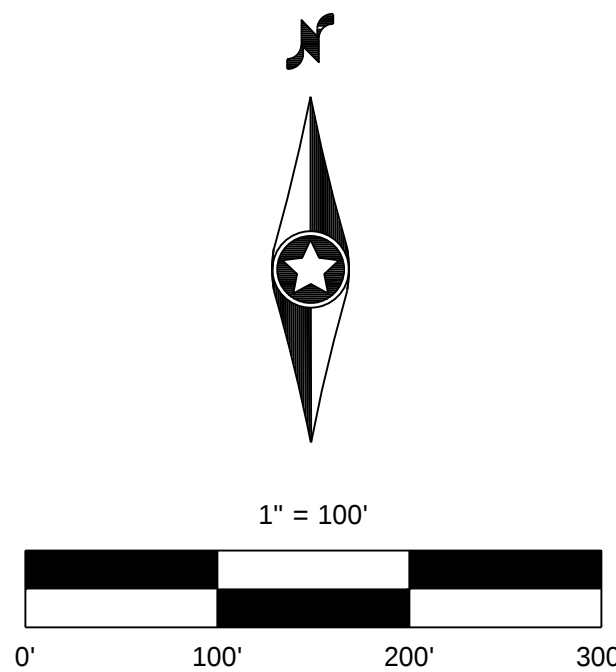
That part of the Southeast Quarter of the Northeast Quarter of Section 27, Township 116 North, Range 23 West, and the Southwest Quarter of the Northwest Quarter of Section 26, Township 116 North, Range 23 West, shown as Parcel 60 on Minnesota Department of Transportation Right of Way Plat Numbered 10-20 and Minnesota Department of Transportation Right of Way Plat No. 10-43 as the same is on file and of record in the office of the County Recorder in and for Carver County, Minnesota, described as follows:

Commencing at Right of Way Boundary Corner B14 as shown on said Plat No. 10-20 and 10-43; thence South 38 degrees 08 minutes 53 seconds West, assumed bearing along the westerly right of way line of said Parcel 60 on Minnesota Department of Transportation Right of Way Plat Numbered 10-20 and Minnesota Department of Transportation Right of Way Plat No. 10-43, a distance of 890.93 feet to Right of Way Corner B13; thence South 30 degrees 36 minutes 52 seconds West, a distance of 435.09 feet; thence South 22 degrees 57 minutes 17 seconds West, a distance of 173.08 feet to the point of beginning, thence South 87 degrees 24 minutes 48 seconds West, a distance of 336.72 feet; thence North 87 degrees 24 minutes 48 seconds East, a distance of 336.72 feet; thence South 35 minutes 13 seconds, a radius of 852.85 feet for an arc distance of 559.48 feet; thence South 46 degrees 00 minutes 03 seconds West, not tangent to said curve, a distance of 190.46 feet; thence southeasterly along a non-tangential curve, concave to the northeast, having a central angle of 02 degrees 47 minutes 16 seconds, a radius of 253.78 feet for an arc distance of 12.35 feet, the chord of said curve bears South 61 degrees 57 minutes 00 seconds East; thence northeasterly along a non-tangential curve, concave to the southeast, having a central angle of 32 degrees 39 minutes 40 seconds, a radius of 1050.00 feet for an arc distance of 598.55 feet, the chord of said curve bears North 60 degrees 37 minutes 44 seconds East, thence North 12 degrees 39 minutes 51 seconds West, not tangent to said curve, a distance of 33.10 feet; thence North 79 degrees 14 minutes 13 seconds East, a distance of 20.01 feet; thence South 12 degrees 39 minutes 51 seconds East, a distance of 32.50 feet; thence southeasterly along a non-tangential curve, concave to the southeast, having a central angle of 09 degrees 17 minutes 51 seconds, a radius of 1050.00 feet for an arc distance of 170.39 feet, the chord of said curve bears North 82 degrees 41 minutes 59 seconds East, thence North 87 degrees 20 minutes 54 seconds East, tangent to said curve, a distance of 250.58 feet to a line that bears South 38 degrees 18 minutes 17 seconds West from said point of beginning; thence North 38 degrees 18 minutes 17 seconds East, along said line a distance of 33.76 feet to the point of beginning.

TOGETHER WITH

That part of Tract A hereinbefore described, which lies easterly of the following described line: Commencing at Right of Way Boundary Corner B46 as shown on said Plat No. 10-20; thence southwesterly on an azimuth of 200 degrees 42 minutes 57 seconds along the boundary of said plat for 323.97 feet to Right of Way Boundary Corner B45 and the point of beginning of the line to be described; thence on an azimuth of 158 degrees 21 minutes 12 seconds for 353.34 feet to Right of Way Boundary Corner B40 as shown on said Plat No. 10-20 and there terminating.

AREA: 386,5951 sf / 8.875 ac



CREW:	.
CHECKED:	EJW
DRAWN:	SRM
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	

INITIAL ISSUE: 09/02/2025
REVISIONS:

PREPARED FOR:

BRANDL ANDERSON

221 RIVER RIDGE CIRCLE S
BURNSVILLE, MN 55337

CARVER COUNTY PROPERTY

CHANHASSEN, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

SHEET NUMBER

1

OF

1

PROJECT NUMBER: 0050930.00

DATE: 09/02/2025



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Professional Services Agreement for Appraisal Services on the Highway 40 Project - Silver/Bevens Creek Area

RBA Number: 2025-2150

Department: Public Works - Program Delivery

Contact: Anthony Stucchi, Assistant Right of Way Agent, 952-466-5285

Presenter:

Contract Name & Number: 25-353

Meeting Date: September 23, 2025

Item Type: Consent

Strategic Initiative:

Our Physical Assets: Proactive planning for and maintaining our infrastructure and physical assets.

Background/Justification:

The 2026 - 2027 construction season includes the shoulder widening, grading and re-surfacing of Highway 40 from County Highway 52 on the south to Bevens Creek on the north. Additional right-of-way is needed to complete the project scope. Due to this project being a partial federally funded project, a Certified General Appraiser must be hired to complete the appraisals of any proposed right-of-way acquisitions on the project. Public Works staff received two proposals for this appraisal work. Valbridge Property Advisors is a Certified General Appraiser, and is being recommended to perform the appraisals for the potential 46 parcels involved in the project. Public Works has worked with Valbridge in the past with success and was also the lowest cost proposal received.

Action Requested:

Motion to approve a Professional Services Agreement with Valbridge Property Advisors for a not to exceed amount of \$101,200.00 for appraisal services for the Highway 40 Project - Silver/Bevens Creek Area, pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
Wheelage Tax	\$101,000.00

Related Fiscal/FTE Comments:

Included in current budget

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Professional Services Agreement for Appraisal Review Services on the Highway 40 Project - Silver/Bevens Creek Area

RBA Number: 2025-2151

Department: Public Works - Program Delivery

Contact: Anthony Stucchi, Assistant Right of Way Agent, 952-466-5285

Presenter:

Contract Name & Number: 25-355

Meeting Date: September 23, 2025

Item Type: Consent

Strategic Initiative:

Our Physical Assets: Proactive planning for and maintaining our infrastructure and physical assets.

Background/Justification:

The 2026 - 2027 construction season includes the shoulder widening, grading and re-surfacing of Highway 40 from County Highway 52 on the south to Bevens Creek on the north. Additional right-of-way is needed to complete the project scope. Due to this project being a partial federally funded project, a Certified General Appraiser must be hired to complete the appraisal reviews of any appraisal completed for proposed right-of-way acquisitions on the project. Public Works staff received one proposal for this appraisal review work. Kelly Lindstrom is a Certified General Appraiser, and is being recommended to perform the appraisal reviews for the potential 46 parcels involved in the project. Public Works has worked with Kelly Lindstrom in the past with success and the cost is reasonable for the work to be performed.

Action Requested:

Motion to approve the Professional Services Agreement with Kelly Lindstrom for a not to exceed amount of \$26,500.00 for appraisal review services for the Highway 40 Project -

Silver/Bevens Creek Area, pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
Wheelage Tax	\$26,500.00

Related Fiscal/FTE Comments:

Included in current budget

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Settlement Agreements for Right of Way Acquisitions for the Highway 5 Project - Arboretum Area

RBA Number: 2025-2152

Department: Public Works - Program Delivery

Contact: Anthony Stucchi, Assistant Right of Way Agent, 952-466-5285

Presenter:

Contract Name & Number:

Meeting Date: September 23, 2025

Item Type: Consent

Strategic Initiative:

Our Physical Assets: Proactive planning for and maintaining our infrastructure and physical assets.

Background/Justification:

The 2025-2028 construction seasons includes the Highway 5 Project - Arboretum Area. This project will expand approximately 3.5 miles of State Highway 5 from 80th Street in the City of Victoria to Century Boulevard in the City of Chanhassen, and complete safety improvements to approximately 1.5 miles of County Highway 13 (Rolling Acres Road) from approximately 82nd Street to Fribourg Court in the City of Victoria.

Carver County is the lead agency for this project. Additional right-of-way is needed to complete the project scope. Carver County has contracted with appraisers in order to establish fair market value for the right of way acquisitions needed in support of the project. Appraisals were obtained and reviewed by certified appraisers in order to determine market value for the right of way needed. On September 9, 2024, the County Board authorized Public Works staff to make offers for direct purchase of the impacted properties.

Negotiations commenced and staff have reached a recommended settlement with the property owner located at PID#: 65.4640450.

Action Requested:

Motion to adopt a resolution to approve right of way acquisition settlements for the Highway 5 Project - Arboretum Area for the property located at PID#: 65.4640450.

Fiscal Impact:

Funding:	Amount Budgeted:
Trans. Sales Tax	\$25,000.00

Related Fiscal/FTE Comments:

Included in current budget

Attachments:

1. CSAH 5 Resolution Authorizing Settlements 9-23-25

BOARD OF COUNTY COMMISSIONERS CARVER COUNTY, MINNESOTA

Date: September 23, 2025

Resolution No: _____

Motion by Commissioner: _____

Seconded by Commissioner: _____

Resolution Authorizing Settlement of Compensation to Owners for Acquisition of Real Property Interests Needed for the TH 5 Project – Arboretum Area

WHEREAS, the Board of Commissioners of Carver County is the official governing body of Carver County (“County”); and

WHEREAS, the County, acting by and through its Board of Commissioners, is authorized by law, and pursuant to Minnesota Statutes, § 163.02, subd. 2; §117.012; and § 117.042, to acquire land and other real property interests in Carver County which the County needs for a public use or public purpose; and

WHEREAS, the County proposes to construct highway and related improvements in Carver County for improvements to Highway 5 between Downtown Victoria and Highway 41 in Chanhassen and to complete safety improvements to approximately 1.5 miles of County Highway 13 (Rolling Acres Road) from approximately 82nd Street to Fribourg Court in the City of Victoria. (“TH 5 Project” or “Project”); and

WHEREAS, to complete the Project, the County must acquire the real property interests described in Exhibit A, attached hereto, from the Owners of the real property interests identified in said Exhibit A; and

WHEREAS, the County obtained either an appraisal(s) from a licensed real estate appraiser when the estimate of the damages from the County’s proposed acquisitions of the real property interests described in said Exhibit A exceeds \$25,000, or the County obtained a minimum damage acquisition report from a qualified person with appraisal knowledge, in lieu of an appraisal, when the estimate of the damages from the County’s proposed acquisitions of the real property interests described in said Exhibit A is under \$25,000; and

WHEREAS, County must determine and submit an initial written offer of just compensation to the Owners of said needed real property interests covering the full amount of damages caused by the County’s proposed acquisitions; and

WHEREAS, the Owners of said real property interests may obtain an independent appraisal by a qualified appraiser of the real property interests which the County proposes to acquire for the Project; and

WHEREAS, the Owners of said real property interests are entitled to reimbursement for the reasonable costs of the appraisal from the County up to a maximum of the limits stated in Minn. Stat. §117.036, provided the Owner submits to County the information necessary for reimbursement; and

WHEREAS, the Carver County Board of Commissioners authorized the Public Works Division Director or agents under his supervision, to make initial written offers of just compensation to the Owners within the Project from whom property interests are required; and

WHEREAS, the Public Works Division Director or agents under his supervision, have negotiated settlement(s) with the Owners impacted by the Project as described in said Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that County’s acquisition of the real property interests described in said Exhibit A and the construction of highway and related improvements part of the TH 5 Project constitute a valid public use or public purpose; and

BE IT FURTHER RESOLVED that based upon the estimate of damages from the County’s proposed acquisitions of the real property interests described in said Exhibit A which the County obtained either from an appraisal(s) or a minimum damage acquisition report(s) and the negotiations between said Owner(s) and the Public Works Division Director or agents under his supervision, County shall make a payment of compensation to the Owners within the Project from whom the County must acquire needed real property interests, in the amounts as described in said Exhibit A; and

BE IT FURTHER RESOLVED that the Carver County Board of Commissioners hereby authorizes and directs the Carver County Board Chairman and Carver County Administrator to enter into Stipulation of Settlement Agreement with said property owner(s), in the name of the County of Carver for the Project.

	ABSENT	YES	NO
Tom Workman, Chair	_____	_____	_____
Tim Lynch, Vice Chair	_____	_____	_____
John P. Fahey	_____	_____	_____
Matt Udermann	_____	_____	_____
Lisa Anderson	_____	_____	_____

STATE OF MINNESOTA
COUNTY OF CARVER

I, Dave Hemze, duly appointed and qualified County Administrator of the County of Carver, State of Minnesota, do hereby certify that I have compared the foregoing copy of this resolution with the original minutes of the proceedings of the Board of County Commissioners, Carver County, Minnesota, at its session held on September 23, 2025, now on file in the Administration office, and have found the same to be a true and correct copy thereof.

Dated this 23rd day of September 2025

_____ Dave Hemze	_____ County Administrator
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Exhibit A
to
Resolution Authorizing Settlement of Compensation to Owners for Acquisition of Real Property
Interests

TH 5 Project

Carver County Public Works No. 228963

Property Tax Identification No. 65.4640450

Parcel Number: 96

Fee Owner(s): Joseph M. Clere & Lauren E. Glennon

Property Address:, 889 Saint Moritz, Victoria, MN 55386

Subject property being acquired in fee simple contains **2,231** sq. ft., more or less.

\$15,700.00

Subject property being acquired for temporary construction easement contains **305** sq. ft., more or less.

\$600.00

Premium to induce settlement.

\$8,700.00

Settlement Amount: **\$25,000.00**



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Special Use Event Permit - Octoberfest (T-Road Tavern)
RBA Number: 2025-2081
Department: Public Works - Parks
Contact:
Presenter: Samuel Pertz, Parks & Trails Supervisor
Contract Name & Number:
Meeting Date: September 23, 2025
Item Type: Consent

Strategic Initiative:

People Are Our strength: Building, developing, and sustaining a team of leaders at all levels.

Background/Justification:

This report outlines the pertinent details for review and recommends authorization of a special event use permit on/in the regional park & trail areas operated by Carver County. By Park Ordinance 91.04 – B special use within the County Park system requires the issuance of an authorized use permit. This request is defined as a Tier Two Event per County Policy and requires formal action of the Park Commission and authorization by the County Board.

Applicant: T-Road Tavern, Joe Lemmerman

Dates: Thursday, October 16 - Sunday, October 19, 2025.

Location: City of New Germany, Dakota Rail Regional Trail corridor (CCRRA property). See site map enclosed.

Event Scope: OctoberFest community event (music, dancing, social atmosphere, alcohol, vendors)

Anticipated Attendance: With good weather conditions, 750-1,000 people are anticipated to attend the event over the 4 days.

Impacts to the Trail Corridor: The event will create a lot of congestion around the trailhead facility over the course of the four days. The permit will not allow any type of

closure to the trail. The permit will require signage on both ends of the event area informing users of event congestion ahead. With an event this size, there will be site and grounds impacts following the event, foot traffic, additional garbage etc.

Use Permitting Requirements: The required documents have been received and approved, specifically liability insurance for general and liquor coverages per the County requirements. The City of New Germany has confirmed a conditional use permit will be issued. Anticipating a favorable recommendation from the Park Commission to the County Board to issue a permit. The County Board will take action on September 16, 2025.

Items of Attention: Events of this type can be of greater risk of exposure due to the consumption of alcohol and the overall nature of a social event. The County permit will reflect the requirements of the City CUP, which are believed to include a daily event duration stipulation of 12pm – 11pm. Staff recommend the activity of camping with the limitations of: no campfires, limited to (20) RV units and a maximum of (80) people; tent camping is not permitted; no use of generators; the event coordinator must supply two portable restrooms designated for the camping area; camping area quiet hours begin at 10pm.

Permit Fees: Consistent with the 2025 Fee Schedule, a \$208 application and processing fee is applied.

Permitting/Event History: Year 3.

Staff Comments: Years one and two went well, no issues reported by the public or by staff. Any large-scale event that involves alcohol and entertainment has the potential to be higher risk. Between the requirements set by the City of New Germany CUP, County special event use permit, and the liquor liability coverage that is in place, proper risk mitigation has been applied. Last year's event was conducted well with no negative outcomes for the County.

The Park & Recreation Commission made a recommendation to the County Board on the issuance of this special event use permit at the August 13, 2025, meeting.

Action Requested:

Motion to make recommendation to the County Board the authorization and issuance of a special event use permit to T-Road Tavern in New Germany for the coordination of a community special event, "OctoberFest" on October 16 - 19, 2025 upon the successful completion of the Parks Department use permitting process.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

October fest / ~~may fest~~

Google Maps



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 50 ft



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Minnesota Paid Leave Private Plan
RBA Number: 2025-2149
Department: Employee Relations
Contact: Kerie Anderka, Employee Relations Division Director,
952-361-1570
Presenter:
Contract Name & Number:
Meeting Date: September 23, 2025
Item Type: Consent

Strategic Initiative:

People Are Our strength: Building, developing, and sustaining a team of leaders at all levels.

Background/Justification:

Minnesota Paid Leave will take effect on January 1, 2026 and will provide partial wage replacement and job protections for employees, for qualifying time off work, for up to 20 weeks per year in accordance with Minnesota law.

Employee Relations has completed an analysis of MN Paid Leave requirements, including a review of the State Plan and equivalent private plan options, that would facilitate County compliance with mandates of the new law. At this time, Employee Relations recommends the County proceed with a private plan option administered by The Hartford, to comply with MN Paid Leave law requirements.

The County's settled labor agreements include language to split the MN Paid Leave premium between the County and employee on a 50/50 basis. Minnesota law requires employers to pay at least 50% of MN Paid Leave premiums. In 2026, the State Plan premium rate is 0.88% of taxable wages. The County participated in an RFP process and obtained a more favorable rate of 0.79% offered by The Hartford for provision of an equivalent plan delivering the same benefits along with additional advantages including anticipated faster claim processing and turnaround times. Cost savings with The

Hartford private plan option is an estimated \$83,382 in year-one (2026), with the County and the employees each experiencing savings of \$41,691 since premiums will be split on a 50/50 basis.

Additionally, the County would secure a year-two (2027) rate cap of 0.79% with The Hartford, which again reflects a lower rate than the State Plan's anticipated premiums, providing additional future cost savings. The State Plan currently has a rate cap of 1.1% and current funding levels are anticipated to be insufficient based on an actuarial assessment. If the State Plan updates its premium rate to their rate cap in 2027, the estimated total annual savings for our group in 2027 would be approximately \$292,721, with the County side and employee side each experiencing savings of \$146,361 since premiums are split 50/50. While this estimate is based on certain assumptions at this time, it is likely that future year (2027) savings through The Hartford private plan option will be more significant than the savings experienced in 2026.

The Hartford is the County's current carrier for short- and long-term disability plans, and partnering with Hartford on MN Paid Leave will provide efficiencies in the claims management and claims processing aspects for both the employer and the employee. The Hartford will also handle tax-related requirements related to MN Paid Leave that would otherwise be the responsibility of the County, which means The Hartford option builds in efficiencies for the County Finance Department as well.

Overall, it is anticipated that both the County and employee experience will be more efficient, and a better value, by choosing The Hartford private plan option over participation in the State Plan. Only one other viable private plan quote was obtained through the RFP process, which required bundling other benefits with the carrier in order to obtain a cost-saving rate. Due to the additional bundling requirements and the disruption this would require for our group, The Hartford offer (which matched the same premium rate offer) was determined more advantageous and favorable for Carver County.

Action Requested:

The action requested is approval to move forward with The Hartford as a private plan to administer Minnesota Paid Leave beginning January 1, 2026.

Fiscal Impact:

Funding:	Amount Budgeted:
County Funding	\$365,952

Related Fiscal/FTE Comments:

This is included in the 2026 Recommended Budget.



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Parks and Trails Service Model Options
RBA Number: 2025-2147
Department: Public Works
Contact: Lyndon Robjent, Public Works Division Director / County Engineer, 952-466-5206
Presenter: Lyndon Robjent, Public Works Division Director / County Engineer
Contract Name & Number:
Meeting Date: September 23, 2025
Item Type: Work Session

Strategic Initiative:

Our Physical Assets: Proactive planning for and maintaining our infrastructure and physical assets.

Background/Justification:

Public Works is exploring options to deliver Parks and Trail services in the county. The County Parks and Trails system is in high demand with county residents and visitors throughout the region and the demand is growing with the rapid development in the county.

With the increased impact on the county tax levy from unfunded state and federal mandates, the county board has directed divisions to explore options to deliver discretionary services, of which Parks is one. Options include eliminating programs, reducing maintenance, reducing hours, restructuring internal processes, outsourcing and exploring partnerships.

Scott County and the City of Bloomington have joint powers agreements with Three Rivers Park District to operate and deliver park services in their communities. Boe Carlson and Jonathan Vlaming from Three Rivers Park District will share how these partnerships work.

Action Requested:

Board direction.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

NA

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Arboretum Area Transportation Plan Update

RBA Number: 2025-2146

Department: Public Works

Contact: Lyndon Robjent, Public Works Division Director / County Engineer, 952-466-5206

Presenter: Lyndon Robjent, Public Works Division Director / County Engineer

Contract Name & Number:

Meeting Date: September 23, 2025

Item Type: Work Session

Strategic Initiative:

Our Physical Assets: Proactive planning for and maintaining our infrastructure and physical assets.

Background/Justification:

The Arboretum Area Transportation Plan (AATP), completed in 2021, is a multi-jurisdictional initiative led by Carver County in partnership with MnDOT, Chanhassen, Chaska, Victoria, and the University of Minnesota Landscape Arboretum. It aims to improve mobility, safety, and multimodal access along key corridors including Highway 5, Highway 41, Rolling Acres Road, Bavaria Road, and 82nd Street. The plan outlines short-, mid-, and long-term infrastructure needs, intersection improvements, and corridor design strategies, all shaped by extensive public engagement and environmental screening.

Most of the AATP will be realized by the end of 2027. The County is leading the 82nd Street Project (2025 construction) and the Highway 5 Project (2026–2027 construction). The City of Victoria is leading the Highway 5 at CSAH 11 project (2025–2026), the City of Chanhassen is leading the Crimson Bay Road project (2025), and the University of Minnesota Landscape Arboretum is leading the new entry project (2025–2027).

The project team will provide the County Board with brief updates on each of these

efforts, with focused discussion on the Highway 5 project—covering the path to construction, status of funding and agreements, what to expect during construction, and outstanding projects needed to complete the AATP.

Action Requested:

NA

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

NA

Attachments:

None