



**Carver County Board of Commissioners
October 7, 2025
Board Meeting**

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 23, 2025 minutes.....4-5

1.5. Community Announcements

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

2.1. Upgrade of Interview Room Cameras and Recording Software.....6-8

2.2. New Annual Liquor License for Green Fox Grille LLC..... 9

2.3. 2025/2026 Towards Zero Deaths (TZD) Resolution..... 10-15

2.4. Fishing Pier Grant for Lake Waconia Regional Park 16-17

2.5. Joint Powers Agreement with the City of Waconia for
Highway 92 Project – Little Avenue Area Phase 1 18-19

2.6. JPA with City of Carver for Corridor Study on Highway 11
and Highway 40.....20-22

2.7. Resolution Authorizing County to enter into a Purchase
Agreement to Sell Residential Real Property for the
Highway 212 Project – Dahlgren Phase23-29

	2.8. Professional Service Agreement with Minger Construction Co., Inc. for Highway 61 Storm Sewer Manhole Replacement	30-31
	2.9. Northern States Power Company - Request for Essential Service - Wireless Communications Monopole (CUP)	32-37
	2.10. PSA with Wm. Mueller and Sons, Inc. for Highway 50 Pavement Repair Project	38-39
	2.11. Employee Relations Reorganization.....	40-41
	2.12. Jail Master Control Console Replacement.....	42-43
	2.13. Application for a 1-day to 4-day Temporary On-Sale Liquor License for Chaska Rotary Club	44-45
	2.14. Property and Finance Division Re-Org #5	46-49
	2.15. Review Health & Human Services and Commissioner Warrants	
9:30 a.m.	3. REGULAR SESSION	
	3.1. MICA Legislative Update	50
10:00 a.m.	4. COUNTY ADMINISTRATOR REPORT	
10:05 a.m.	5. ADJOURN REGULAR SESSION	
10:05 a.m.	6. WORK SESSION	
10:05 a.m.	6.1 Commercial Property Assessed Clean Energy (C-PACE) Loan Program Update.....	51-52

UPCOMING MEETINGS AND EVENTS

October 4, 2025	10:00 a.m.	Carver County Sheriffs Office Open House (606 East 4th St, Chaska – Parking Lot)
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 14, 2025	10:00 a.m.	Carver County Environmental Center Tour
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
	1:30 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

Special Session Minutes
September 23, 2025

A Special Session of the Carver County Board of Commissioners was held in the County Government Center, Chaska, on September 23, 2025. Chair Tom Workman convened the session at 9:00 a.m.

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

Public Comments were received from Monique Lacroix (Chaska) and Peggy Demmert (Jordan).

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

Lisa Anderson moved, John P. Fahey seconded, to approve the minutes of the September 2, 2025, Regular Session. Motion carried unanimously.

Tim Lynch moved, Lisa Anderson seconded, to approve the following consent agenda items:

Adopted resolution 65-25 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.

Approved 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 and set the 2026 health insurance contribution for eligible retirees.

Approved a 3.0% increase to dental premiums for 2026.

Approved Carver County Communications to donate a 11GHz Microwave Antenna Surplus Dish to MnDOT (Office of Statewide Radio Communications) or use on the ARMER radio system.

Adopted resolution 66-25 to approve right of way acquisition settlement for the Highway 10/41 Project for the property located at PID #: 30.4580010.

Approved motion to declare Parcel A, 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.

Approved 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.

Approved 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.

Adopted resolution 67-25 to approve right of way acquisition settlements for the Highway 5 Project - Arboretum Area for the property located at PID#: 65.4640450.

Approved 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.

Approved moving forward with The Hartford as a private plan to administer Minnesota Paid Leave beginning January 1, 2026.

Reviewed September 5, 2025, Community Social Services' actions/Commissioners' warrants in the amount of \$211,317.90; reviewed September 12, 2025, Community Social Services' actions/Commissioners' warrants in the amount of \$535,900.61 and reviewed September 22, 2025, Community Social Services' actions/Commissioners' warrants in the amount of \$538,314.99.

Motion carried unanimously.

COUNTY ADMINISTRATOR REPORT – Dave Hemze shared a reminder that there will be no meeting next week. However, please note that the Grand Opening for Chaska Yards is scheduled for next Thursday.

Tim Lynch moved, John P. Fahey seconded, to adjourn the Special Session at 9:30 a.m. and go into a work session to discuss Parks & Trails Service Model Options and Arboretum Area Transportation Plan Update. Motion carried unanimously 5-0.

Dave Hemze
County Administrator



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Upgrade of Interview Room Cameras and Recording Software

RBA Number: 2025-2111

Department: County Sheriff - Administration

Contact: Dustin Bones, Lieutenant - Patrol Services, 952-361-1757

Presenter:

Contract Name & Number:

Meeting Date: October 7, 2025

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

At the work session (RBA 9636) on 02/27/2024, the Sheriff came before the board to present initiatives to leverage technology to further accountability, transparency, public safety, and recruitment efforts in the Sheriff's Office. The Carver County Sheriff's Office requests approval to purchase new evidentiary audio and video recording equipment for the soft interview room. This dedicated space conducts interviews with children, victims of sexual assault, and other felony crime victims - utilized over 180 times in 2024 alone.

The current analog recording system is outdated, unreliable, and requires CD backup storage that no longer meets evidentiary standards. The proprietary player creates compliance issues with electronic court submission requirements. After evaluating three systems (Axon, CaseCracker Onyx, AVIGILON), the CaseCracker Onyx system was selected for its reliability, superior quality, and standard playback compatibility.

Enhanced recording quality reduces victim trauma by minimizing repeat interviews and ensures proper evidence chain of custody for law enforcement, prosecutors, and courts.

The transition from proprietary to standard playback software streamlines courtroom presentation and digital evidence handling. Lt. Bones and his team evaluated a minimum of three different training systems. No local business offers comparable services for procurement in accordance with local preference.

Action Requested:

Approve utilization of public safety funds in the amount of \$28,080 to purchase CaseCracker hardware and software.

Fiscal Impact:

Funding:	Amount Budgeted:
Public Safety Aid	\$28,080.00

Related Fiscal/FTE Comments:

Utilization of public safety aid, budget request form included.

Attachments:

1. BudgetAmendmentForm- Use of Public Safety Aid- Interview Room



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: New Annual Liquor License for Green Fox Grille LLC
RBA Number: 2025-2127
Department: Property & Financial Services - Elections & Licensing
Contact: Heather Perkins, Elections & Licensing Specialist, 952-361-1976
Presenter:
Contract Name & Number:
Meeting Date: October 7, 2025
Item Type: Consent

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

Background/Justification:
Green Fox Grille LLC, owned by Gregory and Bria James, are taking over the lease of Vandy's Grille at Island View Golf Course. They are seeking Board approval for an annual liquor license. Vandy's Grille did not renew their annual license for next year.

Action Requested:
Approval of a New Annual Liquor License for Green Fox Grille LLC

Fiscal Impact:	
Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: 2025/2026 Towards Zero Deaths (TZD) Resolution
RBA Number: 2025-2128
Department: County Sheriff - Patrol Services
Contact: Tyler Stahn, Deputy Sheriff, 952-361-1897
Presenter:
Contract Name & Number: 2025/2026 TZD Grant
Meeting Date: October 7, 2025
Item Type: Consent

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

Background/Justification:
Toward Zero Deaths (TZD) is a national strategy for highway safety that advocates eliminating severe injuries and deaths on our nation’s roadways. It was conceptualized by safety practitioners, researchers, advocates, and others from various disciplines. The strategy underscores the need for all stakeholders to champion the idea that one death on our nation’s roadways is too many, and we must all work together to bring the annual number of roadway deaths down to zero.

Action Requested:
Authorize TZD Resolution

Fiscal Impact:	
Funding:	Amount Budgeted:
Grant	\$21,000

Related Fiscal/FTE Comments:

Reimbursement for expenditures incurred under the grant agreement is \$21,000.00. Reimbursement will go to 01-201-236-1605-6820. This is included in the current budget.

Attachments:

1. 2026.Grant.Agreement.Carver
2. TZD RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT 2025

Minnesota Department of Public Safety (“State”) Department of Public Safety, Office of Traffic Safety 445 Minnesota Street, Suite 1620 Saint Paul, Minn., 55101	Grant Program: 2026 Enforcement Grant Contract Agreement No.: A-ENFRC26-2026-CARVERSO-016
Grantee: Carver County Sheriff's Office 606 East 4th Street Chaska, Minn. 55318	Grant Contract Agreement Term: Effective Date: Oct. 1, 2025 Expiration Date: Sept. 30, 2026
Grantee’s Authorized Representative: Lonnie Marcyes Carver County Sheriff's Office 606 East 4th Street Chaska, Minn. 55318 (612) 442-9252 lmarcyes@carvercountymn.gov	Grant Contract Agreement Amount: Original Agreement \$ 21,000.00 Matching Requirement \$ 0.00
State’s Authorized Representative: Shannon Grabow Department of Public Safety, Office of Traffic Safety 445 Minnesota Street, Suite 1620 Saint Paul, Minn., 55101 (651) 373-9671 shannon.grabow@state.mn.us	Federal Funding: CFDA/ALN: 20.608, 20.616, 20.600 FAIN: 69A37525300004020MN0, 69A37525300001640MNA, 69A3752330000405BMNH State Funding: N/A *Special Conditions: If equipment is purchased, a 50 percent match of the item is required. Refer to program manual.

Under Minn. Stat. § 299A.01, Subd 2 (4) the State is empowered to enter into this grant contract agreement.

Term: Per Minn. Stat. §16B.98, Subd. 5, the Grantee must not begin work until this grant contract agreement is fully executed and the State's Authorized Representative has notified the Grantee that work may commence. Per Minn.Stat. §16B.98 Subd. 7, no payments will be made to the Grantee until this grant contract agreement is fully executed. Once this grant contract agreement is fully executed, the Grantee may claim reimbursement for expenditures incurred pursuant to the Payment clause of this grant contract agreement. Reimbursements will only be made for those expenditures made according to the terms of this grant contract agreement. Expiration date is the date shown above or until all obligations have been satisfactorily fulfilled, whichever occurs first.

The Grantee, who is not a state employee, will:

Perform and accomplish such purposes and activities as specified herein and in the Grantee’s approved 2026 Enforcement Application which is incorporated by reference into this grant contract agreement and on file with the State at 445 Minnesota Street, Suite 1620, Saint Paul, Minnesota 55101. The Grantee shall also comply with all requirements referenced in the 2026 Enforcement Guidelines and Application which includes the Terms and Conditions and Grant Program Guidelines (<https://app.dps.mn.gov/EGrants>), which are incorporated by reference into this grant contract agreement.

Budget Revisions: The breakdown of costs of the Grantee’s Budget is contained in Exhibit A, which is attached and incorporated into this grant contract agreement. As stated in the Grantee’s Application and Grant Program Guidelines, the Grantee will submit a written change request for any substitution of budget items or any deviation and in accordance with the Grant Program Guidelines. Requests must be approved prior to any expenditure by the Grantee.

Matching Requirements: (If applicable.) As stated in the Grantee’s Application, the Grantee certifies that the

matching requirement will be met by the Grantee.

Payment: As stated in the Grantee's Application and Grant Program Guidance, the State will promptly pay the Grantee after the Grantee presents an invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services and in accordance with the Grant Program Guidelines. Payment will not be made if the Grantee has not satisfied reporting requirements.

Certification Regarding Lobbying: (If applicable.) Grantees receiving federal funds over \$100,000.00 must complete and return the Certification Regarding Lobbying form provided by the State to the Grantee.

1. ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minn. Stat. § 16A.15.

Signed: _____

Date: _____

Grant Contract Agreement No./ P.O. No.

A-ENFRC26-2026-CARVERSO-016/3000107242

Project No.(indicate N/A if not applicable): 26-04-01

3. STATE AGENCY

Signed: _____
(with delegated authority)

Title: _____

Date: _____

2. GRANTEE

The Grantee certifies that the appropriate person(s) have executed the grant contract agreement on behalf of the Grantee as required by applicable articles, bylaws, resolutions, or ordinances.

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

Distribution: DPS/FAS
Grantee
State's Authorized Representative

Organization: Carver County Sheriff's Office

A-ENFRC26-2026-CARVERSO-016

Budget Summary

Budget				
Budget Category	State Reimbursement	Local Match		
Enf. Facilitator - Impaired				
Enf. Facilitator - Impaired	\$0.00	\$0.00		
Total	\$0.00	\$0.00		
Enf. Facilitator - Other				
Enf. Facilitator - Other	\$0.00	\$0.00		
Total	\$0.00	\$0.00		
Enforcement- Belt				
Enforcement - Belt	\$3,300.00	\$0.00		
Total	\$3,300.00	\$0.00		
Enforcement-Impaired				
Enforcement - Impaired	\$6,700.00	\$0.00		
Total	\$6,700.00	\$0.00		
Enforcement- Non-Impaired				
Enforce - Speed, Distracted	\$9,100.00	\$0.00		
Total	\$9,100.00	\$0.00		
Optional Activities- Impaired				
Optional Activities - DWI	\$900.00	\$0.00		
Total	\$900.00	\$0.00		
Optional Activities- Other				
Optional Activities - Other	\$1,000.00	\$0.00		
Total	\$1,000.00	\$0.00		
Total	\$21,000.00	\$0.00		

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT

Be it resolved that the Carver County Sheriff's Office enter into grant agreements with the Minnesota Department of Public Safety, Office of Traffic Safety for the project entitled Towards Zero Deaths during the period from October 1, 2025 through September 30, 2026.

The Carver County Sheriff is hereby authorized to execute such agreements and amendments as are necessary to implement the project on behalf of the Carver County Sheriff's Office and to be the fiscal agent and administer the grant.

I certify that the above resolution was adopted by the Carver County Board of Commissioners of Carver County , Minnesota on _____.
(Date)

SIGNED:

(Signature)

(Title)

(Date)

WITNESSETH:

(Signature)

(Title)

(Date)



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Fishing Pier Grant for Lake Waconia Regional Park
RBA Number: 2025-2142
Department: Public Works - Parks
Contact: Martin Walsh, Parks Director, 952-361-1570
Presenter: Martin Walsh, Parks Director
Contract Name & Number:
Meeting Date: October 7, 2025
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Consistent with the Long-Range Plan for Lake Waconia Regional Park, an application was made to the Metropolitan Council for a fishing pier. Carver County has been awarded a grant in the amount of \$125,000. The addition of a fishing pier will improve access to fishing and enhance the shoreland fishing experience.

Action Requested:

Motion to approve the fishing pier grant for Lake Waconia Regional Park and authorize the Board Chair and County Administrator to sign upon completion of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
Metropolitan Council	\$125,000

Related Fiscal/FTE Comments:

The fishing pier is identified in the preliminary 2026 Parks and Trails Capital Improvement Plan.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Joint Powers Agreement with the City of Waconia for Highway 92 Project – Little Avenue Area Phase 1

RBA Number: 2025-2173

Department: Public Works - Program Delivery

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

Presenter:

Contract Name & Number: 25-423

Meeting Date: October 7, 2025

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Carver County and the City of Waconia have been working cooperatively to implement recommendations from the CSAH 92 Corridor Study. One of the identified improvements is the Highway 92 Project – Little Avenue Area Phase 1, which will construct a new alignment of Highway 92 from Highway 10 to 102nd Street. This segment completes approximately half of the future Highway 92 connection, with the remainder to be built when Highway 10 is re-routed in the future.

The project will be constructed by the developer of the adjacent Holbrook Development through a development agreement with the City of Waconia. Improvements include grading, aggregate base, pavement surfacing, curb and gutter, storm sewer, and related infrastructure. Space is being reserved for a future trail along the west side of the corridor, though the trail will not be constructed as part of this phase.

To establish responsibilities and funding obligations, Carver County and the City of Waconia have prepared a Joint Powers Agreement (JPA). The JPA defines design, construction, and maintenance roles, and applies the County's Cost Participation Policy

for development-driven projects. Project costs will be shared between the City and County consistent with the policy, with each agency responsible for specific items outlined in the agreement and supporting exhibits.

Funding for the County's share of the project will come from the Carver County Local Option Transportation Sales Tax, as this project is included in the Board-adopted funding program.

Action Requested:

Motion to approve a Joint Powers Agreement with the City of Waconia for the Highway 92 Project – Little Avenue Area Phase 1 (Little Avenue Realignment), and authorize the County Board Chair and County Administrator to execute the agreement, pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
Transportation Sales Tax	\$2,000,000
City of Waconia	\$400,000

Related Fiscal/FTE Comments:

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: JPA with City of Carver for Corridor Study on Highway 11 and Highway 40

RBA Number: 2025-2174

Department: Public Works

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

Presenter:

Contract Name & Number: JPA for Corridor Study on Hwy 11/40 - #25-426

Meeting Date: October 7, 2025

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The City of Carver is experiencing rapid growth and future development includes a large area between Highway 43 and Highway 11 as depicted in the attached exhibit. The City and County wish to develop a vision for the transportation corridors in this area before substantial growth and development takes place. This study is needed to define that vision before substantial development takes place such that the major roadways and intersections in the area are able to support the growing area. The city will lead the study and work is expected to include traffic analysis, concept designs and public outreach and coordination.

The goal is to develop an implementation plan for the corridors that can be programmed into future city and county CIPs. The work is expected to be complete by April 2026.

Action Requested:

Motion to approve a joint powers with the City of Carver for a joint study on County Highway 11 and County Highway 40 subject to the completion of the contract review

process

Fiscal Impact:

Funding:	Amount Budgeted:
County State Aid Regular	\$93,707.42
City of Carver	\$93,707.43

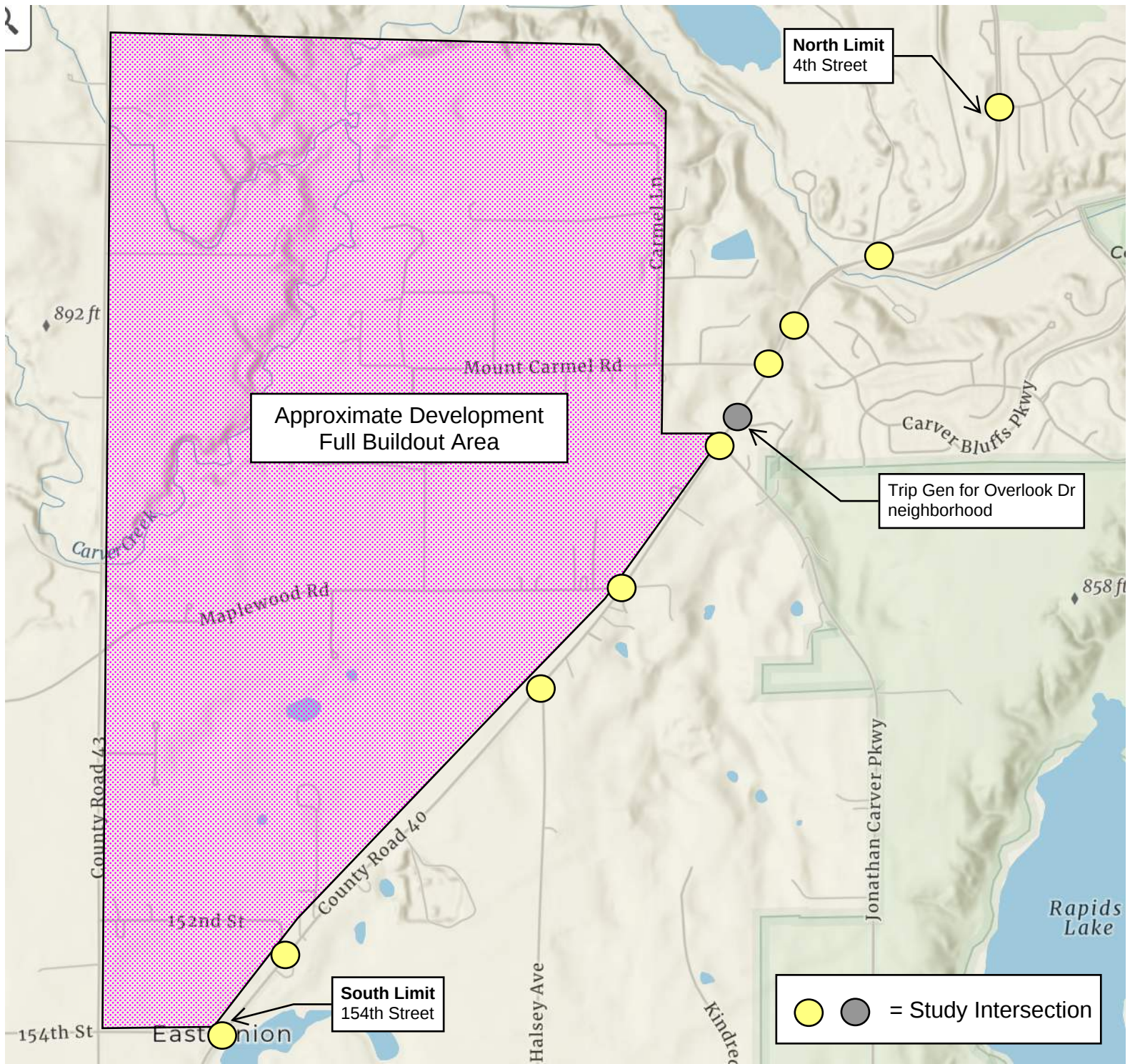
Related Fiscal/FTE Comments:

Included in current budget

Attachments:

1. CR 1140 Corridor Study Area Map

CSAH 11/40 Corridor Study Area





Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Resolution Authorizing County to enter into a Purchase Agreement to Sell Residential Real Property for the Highway 212 Project - Dahlgren Phase

RBA Number: 2025-2161

Department: Public Works - Program Delivery

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

Presenter:

Contract Name & Number: 25-410

Meeting Date: October 7, 2025

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The 2021-2022 construction seasons included the expansion of Highway 212 from Carver to just east of Cologne to a 4-lane divided highway. It was necessary to acquire additional right of way to complete the project. Appraisals of the needed properties were obtained, and approved offers and settlements were reached with property owners affected by the project. To avoid a condemnation proceeding, a residential property located at 12404 Kelly Ave was acquired in fee simple as a total acquisition. However, only a portion of the land acquired at that property address was needed for the project. The remainder of the property acquired remains intact, including the existing structures.

The county board authorized advertising the property for bids in August 2023, but no bids were received. In order to come up with a more reasonable value, the property was split into a 7-acre site that includes the house and detached garage, and a remnant site that includes the balance of land of approximately 20 acres.

On December 17, 2024, the County Board of Commissioners gave direction for a new bid price on the new 7-acre property, and the property was put up for bids in March 2025, but again no bids were received.

On June 6, 2025, during a closed session, the County Board gave Public Works staff direction on the next steps for selling the 7 acre residential real property located at 12424 Kelly Ave, identified by Tax Property Identification Number 04.0080901.

The details of the agreement to sell the property are described in the attached resolution.

By adopting the proposed resolution, Public Works asks the Carver County Board of Commissioners to:

1. Enter into a Purchase Agreement to Sell the Residential Real Property at PID # 04.0080901, for the Highway 212 Project - Dahlgren Phase.
2. Close the real estate transaction, and take any actions reasonably necessary to complete the Closing

Action Requested:

Motion to adopt a resolution for the County to Resolution Authorizing the County to:

1. Enter into a Purchase Agreement to Sell the Residential Real Property at PID # 04.0080901, for the Highway 212 Project - Dahlgren Phase.
2. Close the real estate transaction, and take any actions reasonably necessary to complete the Closing.

Fiscal Impact:

Funding:	Amount Budgeted:
Transportation Sales Tax	-\$194,076.9
MnDOT SRC Funds	-\$194,076.9

Related Fiscal/FTE Comments:

Included in current budget

Attachments:

1. Board Resolution to Enter PA for Sale of Former Gestach Residential Property Post Lot Split October 7 2025
2. Exhibit A to Resolution

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

Date: October 7, 2025

Resolution No: _____

Motion by Commissioner: _____

Seconded by Commissioner: _____

Resolution Authorizing County to Employ Broker to Sell Residential Real Property

WHEREAS, the Carver County Board of Commissioners (Board) adopted Board Resolution 58-20 authorizing Carver County (County) to purchase the residential real property located at 12404 Kelly Avenue in Cologne, Minnesota (Property) as part of the US Highway 212 project; and

WHEREAS, after completion of the project, the Board adopted Resolution 54-23 authorizing the County to sell the Property by advertisement of sealed bids; and

WHEREAS, the advertisement of sealed bids for the sale of the Property was unsuccessful; and

WHEREAS, the Board adopted Board Resolution 122-24 authorizing the County to split the Property into two parcels, the Remnant Parcel (Vacant Land Property) and the Exception Parcel (Residential Property), and to sell the Exception Parcel (Residential Property) by advertisement of sealed bids; and

WHEREAS, the advertisement of sealed bids for the sale of the Exception Parcel (Residential Property) was unsuccessful; and

WHEREAS, the Board adopted Board Resolution 55-25 authorizing the County to employ a broker to sell the Exception Parcel (Residential Property) pursuant to Minn. Stat. § 373.01, Subd. 1(f), and according to the terms of said Board Resolution; and

WHEREAS, the terms of Board Resolution 55-25 included, in part, that the Exception Parcel (Residential Property) must be sold: 1) For not be less than ninety percent (90 %) of its appraised market value as determined by the County; 2) “AS IS;” 3) Subject to the condition that any purchaser execute, convey, and grant the permanent open space conservation easement in Exhibit A to the County; 4) Subject to the reservation of all mineral rights in and upon the lands, with the right to explore for, mine, and remove the iron ore and other valuable minerals to the County; and 5) Subject to any other condition or conditions reasonably recommended by the County Attorney (collectively hereinafter the Sale Conditions); and

WHEREAS, the County employed a broker to sell the Exception Parcel (Residential Property) according to the terms of Board Resolution 55-25 and the Sale Conditions; and

WHEREAS, said broker listed the Exception Parcel (Residential Property) for sale, and received an offer to purchase the Exception Parcel (Residential Property) for a purchase price that is not less than ninety percent (90%) of its appraised market value as determined by the County; and

NOW THEREFORE, be it resolved that Carver County Board of Commissioners hereby authorizes:

1. Enter a Purchase Agreement for the sale of the Exception Parcel (Residential Property) according to Board Resolution 55-25, the Sale Conditions, any other terms reasonably recommended by the County Attorney, and upon approval of the Purchase Agreement by the Carver County Attorney's Office and the standard contract review process; and
2. Close on the real estate transaction that is the subject of the Purchase Agreement for the sale of the Exception Parcel (Residential Property), and to take any actions reasonably necessary to complete the Closing, including but not limited to having the Board Chair and County Administrator execute any documents reasonably necessary to complete said Closing

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

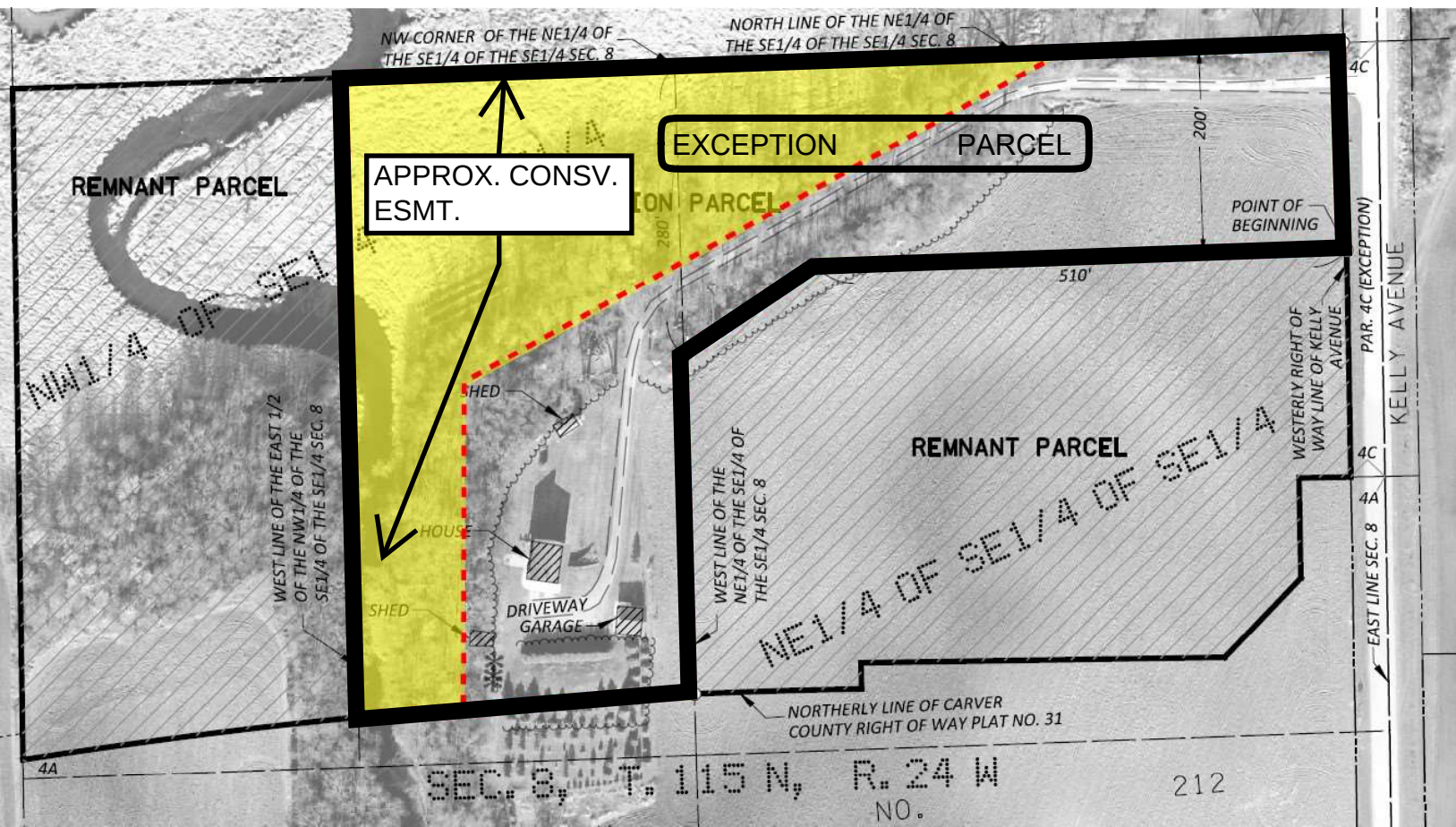
STATE OF MINNESOTA
COUNTY OF CARVER

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 7th day of October, 2025, now on file in the Administration office, and have found the same to be a true and correct copy thereof.

Dated this 7th day of October 2025.

Dave Hemze
County Administrator

EXHIBIT A





Conservation Easement Exhibit

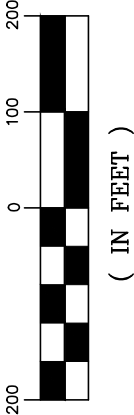
A conservation easement over, under, and across that part of the Southeast Quarter of the Southeast Quarter, Section 8, Township 115 North, Range 24 West, Carver County, MN, described as follows:

Beginning at right of way monument B8 of CARVER COUNTY RIGHT OF WAY PLAT NO. 31, according to the recorded plat thereof, Carver County, Minnesota; thence North 00 degrees 53 minutes 21 seconds West (Carver County NAD'83, 1986) along the west line of said Southeast Quarter of the Southeast Quarter 647.55 feet to the northwest corner of said Southeast Quarter of the Southeast Quarter; thence North 88 degrees 00 minutes 12 seconds East along the north line of said Southeast Quarter of the Southeast Quarter 998.30 feet; thence South 60 degrees 42 minutes 22 seconds West 638.41 feet; thence South 02 degrees 03 minutes 30 seconds West 320.61 feet to the northerly right of way line of Parcel 4A of said plat; thence westerly following said right of way line 422.36 feet along a non-tangential curve concave to the south having a radius of 5889.00 feet, a central angle of 04 degrees 06 minutes 33 seconds, and a chord bearing of South 83 degrees 16 minutes 15 seconds West, to the point of beginning.

Also,

Beginning at right of way monument B151 of said plat; thence North 46 degrees 28 minutes 28 seconds West (Carver County NAD'83, 1986) 69.56 feet to right of way monument B150 of said plat; thence North 00 degrees 53 minutes 21 seconds West 208.87 feet to right of way monument B149 of said plat; thence North 83 degrees 53 minutes 41 seconds East 269.55 feet to right of way monument B148 of said plat; thence North 06 degrees 06 minutes 19 seconds West 125.00 feet to right of way monument B147 of said plat; thence easterly 260.00 feet along a non-tangential curve concave to the south having a radius of 5630.00 feet, central angle of 02 degrees 38 minutes 46 seconds, and a chord bearing of North 85 degrees 13 minutes 04 seconds East, to right of way monument B146 of said plat; thence South 43 degrees 31 minutes 07 seconds East 162.14 feet to right of way monument B145 of said plat; thence North 89 degrees 07 minutes 42 seconds East along line between right of way monument B145 and B144 of said plat 35.70 feet; thence South 46 degrees 40 minutes 09 seconds East 170.84 feet; thence South 24 degrees 20 minutes 35 seconds East 136.88 feet; thence South 02 degrees 03 minutes 35 seconds East 94.24 feet to the south line of Parcel 4D of said plat; thence South 87 degrees 57 minutes 18 seconds West along the south line of Parcel 4D 519.14 feet to right of way monument B153 of said plat; thence North 02 degrees 03 minutes 35 seconds West 50.00 feet to right of way monument B152 of said plat; thence South 87 degrees 57 minutes 18 seconds West 271.11 feet to the point of beginning.

Right of Way Monument per Carver County Right of Way Plat No. 31



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CARVER COUNTY COORDINATE SYSTEM NAD83 (1986 ADJ)

DRAWN BY: KWB
SURVEYED BY: N/A

THIS IS NOT A SURVEY.
Information contained hereon was compiled from the records of the Carver County Recorder and Carver County Surveyor.

NO.	BY	DATE	REVISIONS



Public Works Division
11360 Hwy 212, Suite 1
Cologne, MN 55322
952.466.5200

CARVER COUNTY
PID 04.0080900

CONSERVATION
EASEMENT EXHIBIT
SE 1/4 OF SE 1/4
SEC. 8-115-24,
DAHLGREN TWP,
CARVER COUNTY, MN

FILE NO.
178825
DATE
2/8/23
SHEET
1 OF 1

EXCEPTION PARCEL
PROPOSED PROPERTY DESCRIPTION

That part of the East Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 24 West, Carver County Minnesota lying northerly of CARVER COUNTY RIGHT OF WAY PLAT NO. 31, according to the recorded plat thereof on file and of record in Carver County Recorder's Office, Carver County, Minnesota.

Together with that part of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 24 West, Carver County Minnesota, lying northerly and northwesterly of the following described line:

Beginning at the intersection of the westerly line of Parcel 4C of said CARVER COUNTY RIGHT OF WAY PLAT NO. 31, also being the westerly right of way line of Kelly Avenue, and a parallel line southerly and distant 200.00 feet from the North line of said Northeast Quarter of the Southeast Quarter of the Southeast Quarter; thence to a point westerly 510.00 feet along said parallel line; thence southwesterly to a point on the west line of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section 8 that is 280.00 feet southerly of the Northwest corner of said Northeast Quarter of the Southeast Quarter of the Southeast Quarter and there terminating.

REMNANT PARCEL
PROPOSED PROPERTY DESCRIPTION

The Southeast Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 24 West Carver County, Minnesota, EXCEPTING THEREFROM that parcel of land sold to Dahlgren Township, described as follows:

Commencing at the southwest corner of the Southeast Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 24 West; running thence North 1 rod, thence easterly to a point 1 1/2 rods north of the Section line between Sections 8 and 17, said Township and range, the distance being 8 rods; thence East parallel with the Section line 8 1/2 rods, thence South 2 1/2 rods to the Section line, thence west to the place of beginning.

ALSO EXCEPTING THEREFROM that part of the East Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 24 West, Carver County Minnesota lying northerly of CARVER COUNTY RIGHT OF WAY PLAT NO. 31, according to the recorded plat thereof on file and of record in Carver County Recorder's Office, Carver County, Minnesota.

Together with that part of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 24 West, Carver County Minnesota, lying northerly and northwesterly of the following described line:

Beginning at the intersection of the westerly line of Parcel 4C of said CARVER COUNTY RIGHT OF WAY PLAT NO. 31, also being the westerly right of way line of Kelly Avenue, and a parallel line southerly and distant 200.00 feet from the North line of said Northeast Quarter of the Southeast Quarter of the Southeast Quarter; thence to a point westerly 510.00 feet along said parallel line; thence southwesterly to a point on the west line of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section 8 that is 280.00 feet southerly of the Northwest corner of said Northeast Quarter of the Southeast Quarter of the Southeast Quarter and there terminating.

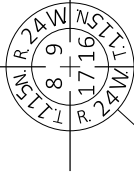
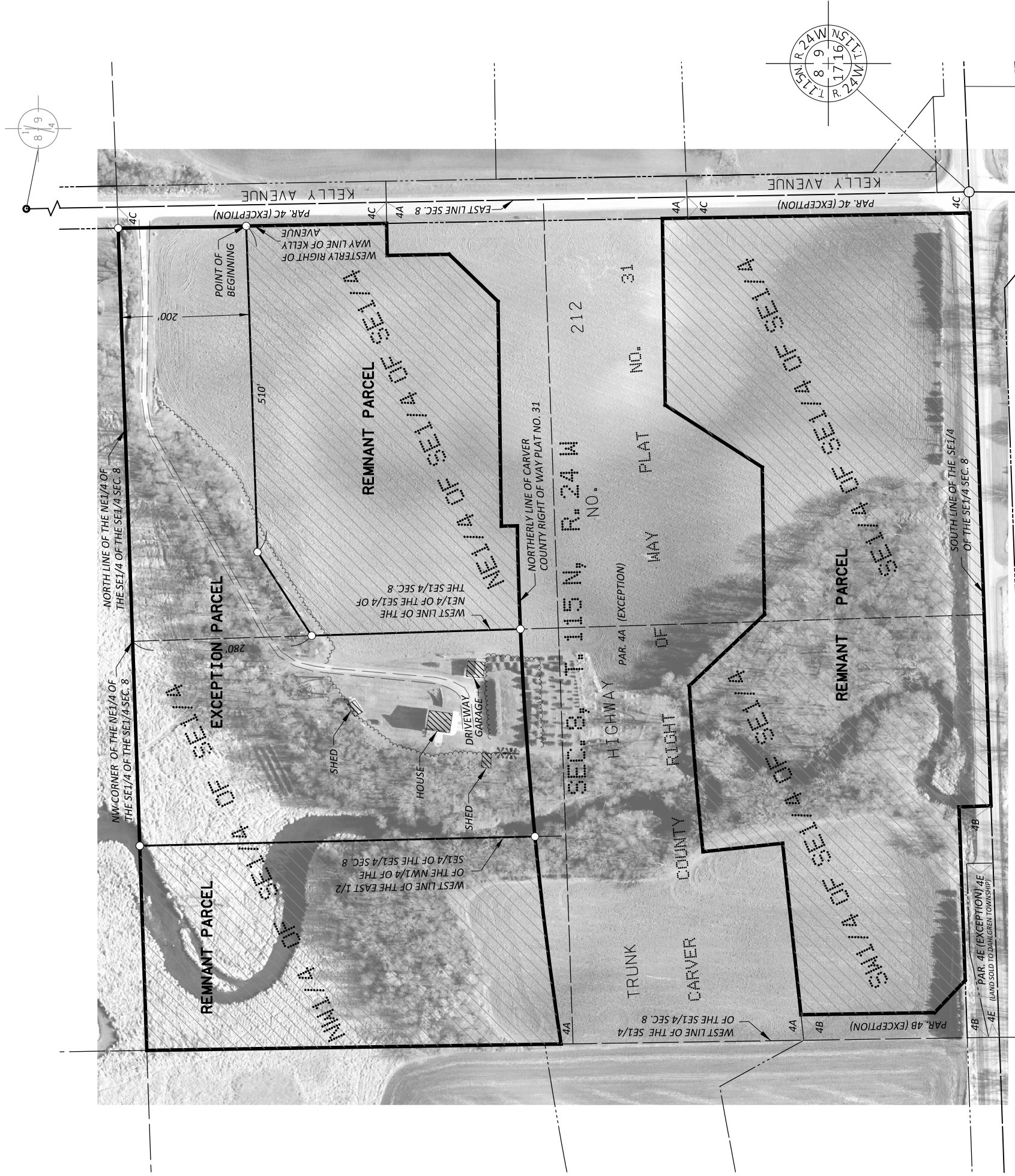
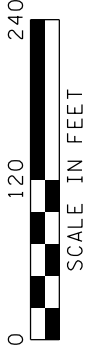
ALSO EXCEPTING THEREFROM Parcels 4A, 4B, and 4C as shown on CARVER COUNTY RIGHT OF WAY PLAT NO. 31, according to the recorded plat thereof on file and of record in Carver County Recorder's Office, Carver County, Minnesota.

AREAS:
Exception Parcel: 331,028 SQ. FT. (7.60 ACRES)
Remnant Parcel: 925,736 SQ. FT. (21.25 ACRES)

NOTE:
The Dahlgren Twp parcel as described in the Remnant Description is also depicted as PARCEL 4E on said CARVER COUNTY RIGHT OF WAY PLAT NO. 31.

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE CARVER COUNTY COORDINATE SYSTEM, NAD83 (1996 ADJ.).

- DENOTES AN IRON PIPE TO BE PLACED WITHIN 1 YEAR OF EXHIBIT
- DENOTES CARVER COUNTY CAST IRON MONUMENT
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- ▨ BUILDING
- * SEPTIC CLEANOUTS





Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Professional Service Agreement with Minger Construction Co., Inc. for Highway 61 Storm Sewer Manhole Replacement

RBA Number: 2025-2175

Department: Public Works - Operations

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

Presenter:

Contract Name & Number: PSA for CSAH 61 Manhole Replacement- 25-425

Meeting Date: October 7, 2025

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Operations staff have observed a failing storm sewer manhole on Highway 61 located adjacent to the Little Rapids Fur Post Historic Monument. The failed storm sewer manhole caused a sinkhole that, if not repaired soon, could jeopardize the integrity of the Highway 61 road embankment and the Historic Monument landscaping. The storm sewer manhole needs to be replaced as soon as possible this fall while weather conditions are favorable. Public Works staff engaged Schneider Excavating and Grading, Inc. and Minger Construction Companies, Inc. to review the site and quote the storm sewer manhole replacement.

The following quotes results are as follows:

Minger Construction Companies, Inc. \$40,960.00

Schneider Excavating and Grading, Inc. \$42,228.00

Public Works staff have reviewed the quotes, and recommend entering into Contract

25-425 with Minger Construction Co., Inc. to perform the Highway 61 storm sewer manhole replacement.

Action Requested:

Motion to approve a professional services agreement with Minger Construction Co for \$40,960.00 for Highway 61 Storm Sewer Manhole Replacement, pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
Carver County Funds	\$40,960.00

Related Fiscal/FTE Comments:

Included in the current budget.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Northern States Power Company - Request for Essential Service - Wireless Communications Monopole (CUP)

RBA Number: 2025-2171

Department: Public Services - Land Management

Contact: Jason Mielke, Land Use Manager, 952-361-1817

Presenter:

Contract Name & Number:

Meeting Date: October 7, 2025

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

File #PZ20250036. On September 16, 2025, the Carver County Planning Commission unanimously voted (6-0) to recommend approval of the Conditional Use Permit (CUP) application submitted by George Wojcicki on behalf of Xcel Energy. The request is to operate an essential service—a wireless communications monopole—on approximately 11.45 acres located in Section 32, Waconia Township.

The existing electrical substation at this location operates under CUP #10793. The applicant is requesting an additional CUP to construct the proposed private communications monopole.

The proposed monopole would be 140 feet tall and be constructed to establish a private Long-Term Evolution (LTE) network to facilitate communication between Xcel Energy equipment. As the network expands, additional measures are needed to provide a more secure and reliable system. The monopole would include three antennas near the top of the structure to provide the desired range for the pLTE network. The monopole would be located within the existing electrical substation, behind fencing, and would

meet all setback requirements: more than 50 feet from all property lines and not closer than the height of the tower plus 10 feet from any structure on adjacent properties existing at the time of application.

The Waconia Town Board recommended approval of the CUP request.

For the County Board's consideration, a Township Location Map and the Planning Commission's Resolution are attached. The full staff report from the September 5, 2025, Planning Commission meeting is available for review at: Planning Commission Meeting - Carver County - CivicClerk

Action Requested:

A motion to adopt the Findings of Fact and issue Order #PZ20250036 for the issuance of a Conditional Use Permit.

Fiscal Impact:

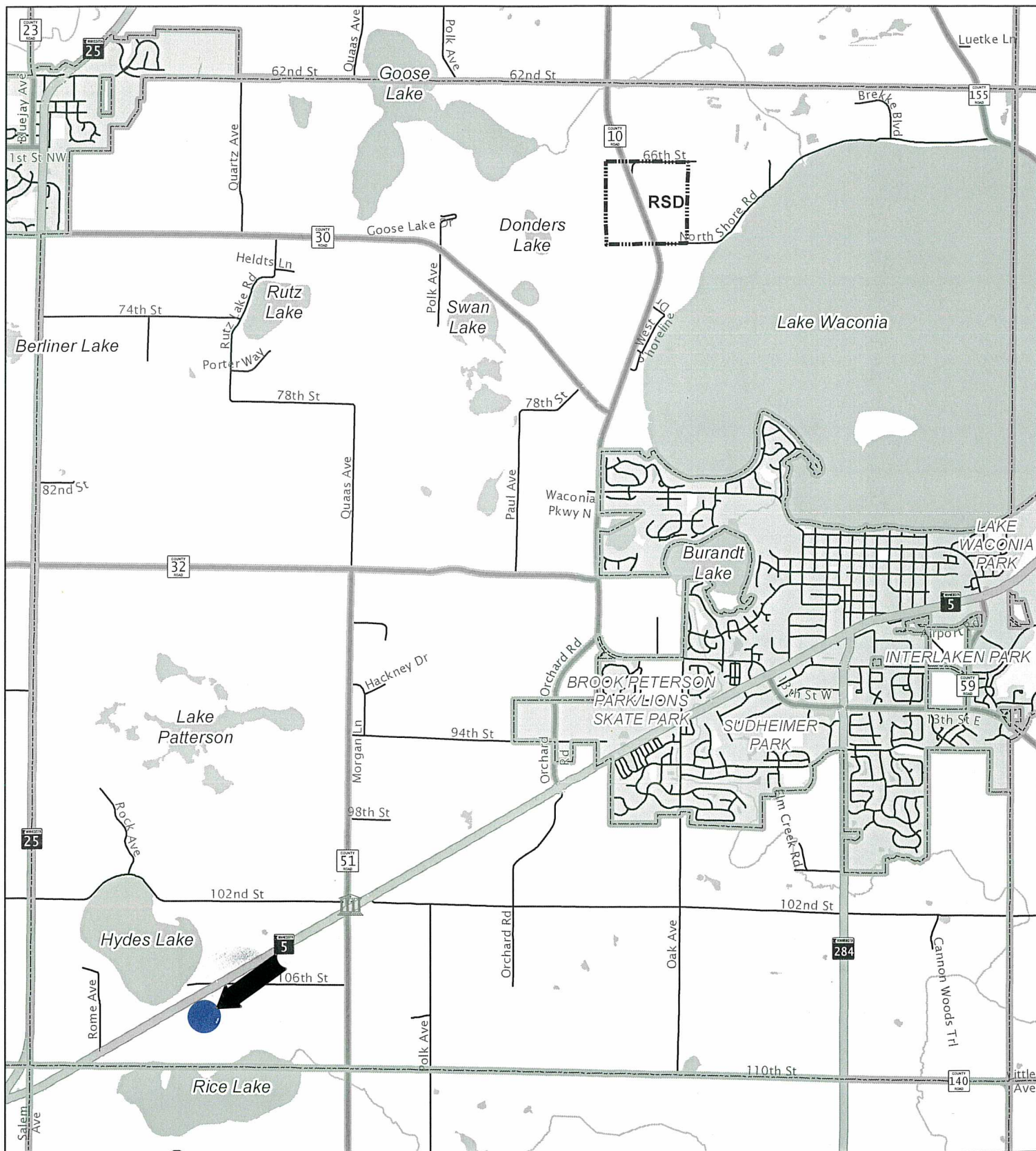
Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

1. Township Location Map
2. CU-PZ20250036 - PLC Resolution-signed

WACONIA TOWNSHIP



This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.



Map Created by Carver County GIS

**COUNTY OF CARVER
PLANNING COMMISSION RESOLUTION**

FILE #: PZ20250036

RESOLUTION #: 25-15

WHEREAS, the following application for a Conditional Use Permit has been submitted and accepted:

FILE #: PZ20250036

APPLICANT: George Wojcicki (on behalf of Xcel Energy)

OWNER: Northern States Power Company

SITE ADDRESS: 13595 Hwy 5, Norwood Young America, 55397

PERMIT TYPE: Essential Service - Wireless Communications Monopole

PURSUANT TO: County Code, Chapter 152, Section § 152.056

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCEL #: 09-032-1700

WHEREAS, said application was duly considered at a public hearing held by the Carver County Planning Commission at its regular meeting of September 16, 2025; and,

WHEREAS, the Carver County Planning Commission finds as follows:

1. Northern States Power Company (Xcel Energy) owns an approximately 11.45-acre parcel located in Government Lot 5 of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 32, Waconia Township. The property is currently improved with an existing electrical substation and associated electrical infrastructure (Conditional Use Permit #10793). It is located in the Agricultural Zoning District, Shoreland Overlay District of Hydes Lake, and Carver County Water Management Organization (CCWMO) - Carver Creek Watershed.
2. The applicant is requesting a Conditional Use Permit (CUP) to construct a 140-foot-tall private telecommunications monopole on the subject property, pursuant to Sections 152.050, 152.052, and 152.056 of the Carver County Zoning Code
3. The property was issued CUP #10793 in 1997 for construction of the electrical substation. Land Management staff has determined that a separate CUP is required for the proposed monopole, as it represents a new addition to the current substation and falls under a different section of the Carver County Zoning Code.
4. The submitted project narrative (dated August 21, 2025) states that increased security measures are needed due to Advanced Grid technology. The stated purpose of the monopole is:
"...is the establishment of a private Long-Term Evolution (LTE) network to facilitate communication between Xcel Energy equipment. Across Minnesota, Xcel Energy has been installing monopoles and self-support structures at several of our substations for the establishment of such a network. The more that this network is expanded, the more secure and reliable it becomes for the company. With this in mind, Xcel Energy is applying for a conditional use permit for the installation of a 140-foot-tall monopole at our West Waconia Substation located in Norwood Young America, Minnesota. The monopole will have three antennas, commonly referred to as sectors, near the top of the structure at a centerline height of 135'."

The applicant states in their narrative that,

"Xcel Energy has considered all available alternatives in co-locating the pLTE antenna on the existing lightning rods and other structures within the substation facility. However, attaching an antenna atop an electrified transmission structure poses an immediate safety risk for Xcel Energy employees and contractors, as outages would need to be scheduled to perform routine maintenance, inconveniencing local

customers. Additionally, none of the existing structures within the substation are tall enough for our pLTE network to have the height to give the network the desired range, necessitating the construction of the 140-foot-tall monopole on the property.”

5. The Location Plan (dated January 31, 2025) illustrates the proposed monopole in the northwest corner of the existing substation, within the fenced area. The proposed front setback from the property line is approximately 220 feet, 9 ¼ inches, which complies with zoning requirements, as monopoles are required to be set back a minimum of 50 feet from all property lines. The submitted narrative states that the nearest residential property is located approximately 600 feet from the proposed tower site. The Electrical Layout Plan (dated May 21, 2025) provides a side profile view of the monopole in relation to the existing equipment at the facility.
6. The submitted map, titled *West Waconia Sub PLTE Coverage* (dated August 21, 2025), illustrates the wireless coverage provided by a monopole with a 135-foot centerline height. As noted in the applicant’s narrative, the proposed 140-foot tower height is intended to achieve the desired coverage range for the facility.
7. Because the subject property is located within the Shoreland Overlay District, the application materials were forwarded to David DePaz, South Metro Area Hydrologist with the Minnesota Department of Natural Resources (MNDNR), for review. At the time of this report, no review comments had been received.
8. The Waconia Town Board reviewed the request at its June 9, 2025, meeting and recommended approval, noting “*Two board members approved issuance of the CUP for Xcel Monopole.*”
9. The Planning Commission has considered all the factors required by Section 152.251 of the Carver County Code and finds that all are either true in this case or can be mitigated by conditions placed on the permit.

THEREFORE, BE IT RESOLVED, THAT the Carver County Planning Commission hereby recommends approval of the Conditional Use Permit application to construct a wireless communications monopole on the property legally described in Exhibit A. The following conditions should be considered part of the permit:

1. The permit is subject to administrative review. A change in ownership, operations, or operator shall trigger review by Land Management to determine whether an amendment or similar action is necessary. Proposed owners and/or operators are encouraged to contact Land Management as early as possible in the timeline of the proposed change.
2. This permit is independent of any other Conditional Use Permits issued for the parcel. Failure to comply with conditions of other existing CUPs does not affect the compliance standing of this permit.
3. All structures used in conjunction with telecommunications operations shall meet applicable requirements of the Carver County Zoning Code, State Building Code, and Telecommunications Industry Association standards (TIA-222, as amended). All required building permits shall be obtained prior to construction. The tower shall be located in accordance with the approved site plan.
4. Any stormwater management, grading, and/or filling activity on the property shall comply with regulations of the Carver County Water Management Organization (CCWMO) and the Wetland Conservation Act (WCA), if applicable. Required reviews and approvals must be obtained prior to issuance of construction and/or building permits.
5. The permittee shall comply with all applicable Federal Aviation Administration (FAA) requirements and stipulations.
6. The permittee shall obtain all required Federal Communications Commission (FCC) licenses and approvals.
7. No advertising or identification intended to be visible from the ground or other structures is permitted, except for warning signs and equipment information required by the manufacturer or by Federal, State, or local authorities.

8. The permittee is responsible for complying with all applicable Federal, State, and local rules, regulations, and permitting requirements.

ADOPTED by the Carver County Planning Commission this 16th day of September 2025.

A handwritten signature in cursive script, appearing to read "Scott Hoese", written in dark ink.

Scott Hoese, Chairman
Carver County Planning Commission



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: PSA with Wm. Mueller and Sons, Inc. for Highway 50 Pavement Repair Project

RBA Number: 2025-2176

Department: Public Works - Program Delivery

Contact: Jordan Van Oort, Design Engineer, 952-466-5212

Presenter:

Contract Name & Number: PSA with Wm. Mueller and Sons, Inc. for Highway 50 Pavement Repair Project. Contract 25-247

Meeting Date: October 7, 2025

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

There is a 500-foot length of pavement in the westbound lane on Highway 50 at the City of Hamburg's east city limits that does not have enough slope to drain effectively, which creates a potential hazard for vehicles. Additionally, water that remains on the roadway can reduce the effective life of the pavement due to damaging effects of freeze - thaw cycles through the winter and spring. The pavement will need to be removed, the roadway base properly regraded and pavement installed at the proper slopes. A full roadway closure and detour will occur with this project, which is expected to take no more than 10 working days.

Public Works staff prepared plans and obtained quotes for the pavement repair. The following quotes were obtained for the Highway 50 Pavement Repair Project:

Engineer's Estimate: \$131,044.50
Wm. Mueller and Sons, Inc.: \$168,097.80
GMH Asphalt Corp.: \$174,123.06

During the proposed repairs, after removal of the bituminous surfacing in the westbound driving lane, the existing aggregate base thickness will be verified after regrading to a 2% cross slope. If the existing roadway base meets thickness requirements, certain elements of the work have been designed to be removed, and the contracted work could be less than the quoted amount, with an estimated low cost of \$116,974. This flexibility was designed into the construction plans based on the exploratory excavation that will occur after opening the roadway up.

Public Works staff have reviewed the quotes and recommend entering into Contract 25-247 with Wm. Mueller and Sons, Inc. to perform the Highway 50 Pavement Repair Project.

Action Requested:

Motion to approve a Professional Services Agreement with Wm. Mueller and Sons, Inc. pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
County Fund Balance	\$168,097.80

Related Fiscal/FTE Comments:

Project costs will be paid from the county fund.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Employee Relations Reorganization
RBA Number: 2025-2214
Department: Employee Relations
Contact: Kerie Anderka, Employee Relations Division Director,
952-361-1570
Presenter:
Contract Name & Number:
Meeting Date: October 7, 2025
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The Employee Relations Division organizational structure has been reviewed with a focus on enhancing efficiency in priority areas, optimizing allocation of resources, and contributing to overall budget cost savings in consideration of the current and upcoming budget challenges facing the County.

As a result, the Division recommends the following changes:

- **Eliminate** one vacant 1.00 FTE *Employee Relations Deputy Director* position (DBM: D62).
- **Add** one 1.00 FTE *Office and Talent Acquisition Supervisor* position (DBM: C51).
- **Eliminate** one 1.00 FTE *Employee Relations Business Partner* position (DBM: C42).
- **Add** one 1.00 FTE *Senior Employee Relations Business Partner* position (DBM: C43).

These changes are designed to reduce overall budgeted costs while strengthening the

Division's ability to focus on key priorities, including:

- Staffing and recruitment strategies and talent pipeline development.
- Accommodation and leave management, particularly in response to significant new mandates under recent Minnesota law changes.
- Redistribution of certain complex and higher-level responsibilities within the ER team to build and enhance efficiency.

The net levy savings of this 2025 reorganization is \$56,583.

Action Requested:

Motion to approve the recommended Employee Relations Division reorganization to eliminate the vacant 1.00 FTE Employee Relations Deputy Director position (DBM: D62), add a 1.00 Office and Talent Acquisition Supervisor position (DBM: C51), and authorize the elimination of 1.00 ER Business Partner (DBM: C42) in conjunction with creating 1.00 Senior ER Business Partner (DBM: C43).

Fiscal Impact:

Funding:	Amount Budgeted:
County Funding	-\$56,583.00

Related Fiscal/FTE Comments:

During the 2026 Budget planning process, a reorganization in Employee Relations was noted as part of the Administrator's Preliminary Recommended 2026 Budget with estimated target net levy savings of \$63,327 based on elimination of the Employee Relations Deputy Director and creation of the Office and Talent Acquisition Supervisor. With the additional recommendation to eliminate an Employee Relations Business Partner while creating a Senior Employee Relations Business Partner, the revised 2026 net levy savings would be \$56,583.

If the Board approves the recommended Employee Relations reorganization in 2025, the 2026 salary and benefits projection along with the Administrator's Final Recommended 2026 Budget and levy will be updated accordingly.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Jail Master Control Console Replacement
RBA Number: 2025-2135
Department: County Sheriff - Jail Services
Contact: Ben Beyer, Commander of Jail and Administrative Services, 952-361-1233
Presenter:
Contract Name & Number: Xybix Console Furniture #25-349
Meeting Date: October 7, 2025
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Xybix will remove the current workstation in master control, which is over 20 years old, and install an ergonomic workstation that will allow for more efficient movements and improved control over the security-system computers and touchscreens. The new workstation will enhance the viewing angles for monitoring security cameras.

Action Requested:

Approve funding for the purchase of console furniture for the master control workstation in the jail.

Fiscal Impact:

Funding:	Amount Budgeted:
01-201-235-0000-6610	\$29,398.87

Related Fiscal/FTE Comments:

Funding for the removal of the existing workstation and the installation of new workstations, as well as monitor mounting hardware, will be covered by the current budget.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Application for a 1-day to 4-day Temporary On-Sale Liquor License for Chaska Rotary Club

RBA Number: 2025-2145

Department: Property & Financial Services - Elections & Licensing

Contact: Heather Perkins, Elections & Licensing Specialist, 952-361-1976

Presenter:

Contract Name & Number:

Meeting Date: October 7, 2025

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The Chaska Rotary Club, 1 City Hall Plaza, Chaska, MN, has applied for a 1 Day to 4 Day Temporary On-Sale Liquor License. They are planning an event for Saturday, November 08, 2025, and Sunday, November 09, 2025. The event will be held at Solseng Farm, 16315 Jonathan Carver Pkwy, Carver, MN 55315. The officers are Matt Podhrasky and Ryan Siebert (Co-Presidents); Celine Haga (Vice President); Kristy Miklas (Secretary); Patricia Schaffran (Treasurer) and Jean Heyduck (Chairperson). There are no delinquent taxes owing on this property.

Action Requested:

Motion to approve the 1-Day to 4-Day Temporary On-Sale Liquor License application for the Chaska Rotary Club for Saturday, November 08, 2025, and Sunday, November 09, 2025.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Property and Finance Division Re-Org #5
RBA Number: 2025-2215
Department: Property & Financial Services
Contact: David Frischmon, Property and Finance Division
Director , 952-361-1506
Presenter: n/a - consent
Contract Name & Number:
Meeting Date: October 7, 2025
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

In 2016, the County Board approved the elimination of a vacant Division Director position by combining two Divisions to create the Property and Finance Division. Since then, the County Board has approved four reorganizations within the Division, which aimed to improve customer service by streamlining processes, increasing staff engagement, and productivity. These changes have allowed the Division to manage the County's significant growth and change while minimizing the levy impact on the county's taxpayers.

Reorganization #5 is now being recommended to address the Division's most critical staffing needs that were identified in the Division's 2026 Budget request. This reorganization includes no increase in the Division's tax levy funding or total FTE count:

Property Tax Specialist +0.5 FTE — \$64,739 :

The request is to create a 0.5 FTE Property Tax Specialist and combine it with an existing vacant 0.5 Property Tax Specialist to create a 1.0 FTE Property Tax Specialist. This request is driven by three key factors:

1. The implementation of the new Tyler software that went live in Q2 2025 tracks additional property tax data and has created new reporting functionality which has increased the workload for

county property tax staff.

2. Minnesota's already complex property tax process continues to evolve with new requirements, which are more complicated and creates additional work for property tax staff. The State's new property tax forfeiture process is a prime example of this increase.

3. As the county's tax base continues to grow, this increases the number of parcels to track, statements to generate, payments to collect and settle, customers with questions, etc.

0.5 FTE Accountant - \$51,805:

The request is to create a 0.5 FTE Accountant position for the Finance Department. This FTE request is driven by three key factors:

1. Growing complexities related to GASB accounting and reporting standards, payroll benefit expansions and regulatory requirements necessitate specialized expertise to ensure compliance and accuracy.

2. The development and implementation of countywide applications demand a focus on internal controls, thorough testing, and ongoing development to create efficiencies across departments.

3. The county's growing tax base and overall budget has increased the demand for additional support from the Finance Department to manage financial operations effectively and efficiently across all county divisions.

Assessing Administrator Assistant Elimination of 1.0 FTE – (\$115,173):

To offset the cost of the proposed new FTEs, this reorganization includes the elimination of a vacant Assessor's Administrator Assistant position. Due to significant productivity gains and performance improvements in the overall Assessing Department from streamlining processes and staff training/development, this position is no longer needed.

Action Requested:

Approve the following recommended staffing changes:

Assessor Administrator Assistant - vacant

(1.00)

Property Tax Specialist

+0.50

Finance Accountant

+0.50

Additionally, we are requesting to combine the above new 0.5 FTE Property Tax Specialist with an existing vacant 0.5 FTE Property Tax Specialist to create a new 1.0 FTE Property Tax Specialist.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

No change in Property & Finance Division tax levy or 70.54 Total FTEs:

<u>FTEs</u>	<u>Budget</u>
+0.5 Property Tax Specialist	64,739*
+0.5 Accountant	51,805
(1.0) Assessor Assistant	(\$115,174)
n/a Property Tax Dept. Misc.	(685)
<u>n/a Finance Dept. Misc</u>	<u>(685)</u>
0	0

* Fiscal impact includes the incremental benefit costs from combining two 0.50 FTEs to create a 1.0 FTE Property Tax Specialist.

Budget Amendment included.

Attachments:

1. Budget Amendment- Property & Finance Re-Org #5



Carver County Board of Commissioners
Budget Amendment Request Form

Agenda Item: 2.14- PFS Division Re-org #5

Department: Property & Financial Services

Meeting Date: 10/7/2025

Requested By: David Frischmon

Fund: ☒ 01 - General ☐ 02 - Reserve ☐ 03 - Public Works ☐ 11 - CSS ☐ 15 - CCRRA ☐ 16 - CCWMO
☐ 30 - Building CIP ☐ 32 - Road/Bridge CIP ☐ 34 - Parks & Trails ☐ 35 - Debt Service

DEBIT			CREDIT		
TOTAL			TOTAL		
\$153,978.00			\$153,978.00		
Description of Accounts	Acct #	Amount	Description of Accounts	Acct #	Amount
FT Sal/Benefits	01-040-040.6111	\$102,173.00	FT Sal/Benefits	01-047.6111	\$115,174.00
PT Sal/Benefits	01-045.6112	\$51,805.00	PT Sal/Benefits	01-040-040.6112	\$37,434.00
			Tax Forfeit Property Main	01-040-040.6315	\$685.00
			Professional & Tech Fees	01-045.6260	\$685.00

Reason for
Request:

Approve the following staffing changes (will need to prorate for remaining of 2025):

(1.00) Assessor Administrator Assistant - vacant, 0.50 Property Tax Specialist, 0.50 Accountant. Additionally, we are requesting to combine the above new 0.5 FTE Property Tax Specialist with an existing vacant 0.5 FTE Property Tax Specialist to create a new 1.0 FTE Property Tax Specialist.



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: MICA Legislative Update
RBA Number: 2025-713
Department: County Administration
Contact: Dave Hemze, County Administrator, 952-361-1526
Presenter: Nathan Jesson
MICA Executive Director
Contract Name & Number:
Meeting Date: October 7, 2025
Item Type: Regular Session

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

Background/Justification:
Minnesota Inter County Association (MICA) Executive Director Nathan Jesson and his lobbying staff will provide a recap of the 2025 Legislative Session.

Action Requested:
None

Fiscal Impact:	
Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Commercial Property Assessed Clean Energy (C-PACE) Loan Program Update

RBA Number: 2025-2172

Department: Public Services - Environmental Services

Contact: Brad Hanzel, Environmental Services Manager -
Government Center, 952-361-1805

Presenter: Brad Hanzel, Environmental Services Manager -
Government Center

Contract Name & Number:

Meeting Date: October 7, 2025

Item Type: Work Session

Strategic Initiative:

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

Background/Justification:

In 2010, Minnesota launched the Commercial Property Assessed Clean Energy (C-PACE) program to help businesses finance energy efficiency improvements through low-interest loans repaid via property tax assessments. The Saint Paul Port Authority, operating as MinnPACE, administers the program and establishes joint powers agreements (JPAs) with local governments to authorize assessments. Carver County signed a JPA with the Port Authority on September 15, 2015 and is currently overseeing loan activity for 9 projects. County and MinnPACE staff will present an overview of the program to the County Board.

Action Requested:

No action is required at this time; staff are providing an update to the Board on the C-PACE Loan Program.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:**Attachments:**

None