



**Carver County Board of Commissioners  
November 25, 2025  
Work Session**

**The County Board Room is open to the public  
Commissioner Anderson may be attending this meeting remotely**

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

- 9:00 a.m.     1.    **CONVENE**
- 1.1. Pledge of allegiance
- 9:00 a.m.     2.    **WORK SESSION**
- 9:00 a.m.     2.1   3Q Finance Update .....2-3
- 9:20 a.m.     2.2   Government Center Pre-Design .....4-5

**UPCOMING MEETINGS AND EVENTS**

|                     |            |                                                                             |
|---------------------|------------|-----------------------------------------------------------------------------|
| November 25, 2025   | 6:00 p.m.  | 2026 Levy & Budget Hearing                                                  |
| December 2, 2025    | 9:00 a.m.  | Board Meeting                                                               |
| December 7-10, 2025 |            | AMC Annual Conference<br>(DoubleTree by Hilton, 7800 Normandale Blvd, Mpls) |
| December 16, 2025   | 7:30 a.m.  | Legislative Breakfast<br>(Chanhassen Legion, 290 Lake Dr. E, Chanhassen)    |
|                     | 10:00 a.m. | Board Meeting                                                               |
| January 6, 2026     | 9:00 a.m.  | Board Organizational Session                                                |
| January 13, 2026    | 9:00 a.m.  | Board Meeting (Tentative)                                                   |
| January 27, 2026    | 9:00 a.m.  | Board Meeting and Work Session (Tentative)                                  |
| February 17, 2025   | 9:00 a.m.  | Board Meeting (Tentative)                                                   |
| February 24, 2026   | 9:00 a.m.  | Board Work Session (Tentative)                                              |



Carver County Board of Commissioners  
Request for Board Action

**Agenda Item Name:** 3Q Finance Update  
**RBA Number:** 2025-662  
**Department:** Property & Financial Services  
**Contact:** David Frischmon, Property and Finance Division  
Director , 952-361-1506  
**Presenter:** David Frischmon, Property and Finance Division  
Director  
**Contract Name & Number:**  
**Meeting Date:** November 25, 2025  
**Item Type:** Presentation

**Strategic Initiative:**

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

**Background/Justification:**

**2025 Q3 Budget to Actual Review:**

County staff will present a high-level overview of the Finance staff's 3Q Review with all Divisions.

**2026 Property Values/Property Taxes GIS Overview:**

Ryan Johnson, County Assessor, will follow up on his June 2025 property values GIS presentation during the Board of Equalization with a 2026 property taxes GIS presentation.

**2027 Administrator's Recommended Preliminary Long Term Financial Plan**

The Long Term Financial Plan fulfills the County Board's direction to connect financial strategies to the County's long-term strategic goals and objectives. This Plan is not a budget but rather a non-binding assertion of future intent to allocate future County resources. Individual elements of the Plan will be systematically rolled forward until they are brought into the Annual Budget for approval and implementation.

**2027- 3031 Road & Bridge CIP**

Presented by Lyndon Robjent, County Public Works Director/Engineer

**2027 - 2031 Parks & Trail CIP**

Presented by Marty Walsh, Parks Staff

**Action Requested:**

None - Board review and direction only

**Fiscal Impact:**

| <b>Funding:</b> | <b>Amount Budgeted:</b> |
|-----------------|-------------------------|
|                 |                         |

**Related Fiscal/FTE Comments:**

The Long Term Financial Plan is a planning tool so projects listed in the Plan are financial placeholders only. Actual financing for the projects are not approved until they are included in the Annual Budget process. The 2027 Administrators Recommended Final Long Term Financial Plan will be presented for adoption at the December 2, 2025 Board Meeting.

**Attachments:**

None



Carver County Board of Commissioners  
Request for Board Action

**Agenda Item Name:** Government Center Pre-Design  
**RBA Number:** 2025-2358  
**Department:** Public Services  
**Contact:** Nick Koktavy, Assistant County Administrator  
**Presenter:** Nick Koktavy, Assistant County Administrator  
**Contract Name & Number:**  
**Meeting Date:** November 25, 2025  
**Item Type:** Presentation

**Strategic Initiative:**

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

**Background/Justification:**

Prior to the COVID pandemic, the County completed a master space plan. Since that time, the County has seen significant changes which required a revisit of the initial plan and the reconsideration of the master plan recommendations. The most significant of these changes was the shift from a traditional in-office workplace model into an evolution of telework in many of our divisions and departments. With that change, the County had a desire to create a more universal vision for our hybrid work spaces.

Therefore, staff teamed up with architects from Leo A Daly to revisit and update the plan to reflect these new work conditions. At the September 5, 2023, work session, Cindy McCleary from Leo A Daly presented the findings and recommendations and sought input from the County Board. Below is a summary of the recommendations - by location:

- Government Center - Phase 1A: demo 600 and 601 buildings; construct new 2-3 story building; full remodel of 602 building; and Phase 1B: 604/606 minor refresh and build out in Sheriff's Office.
- HHS - Behavioral Health - replace the existing First Street Center either on-site, by seeking land to construct a new building, or finding an existing building that

will meet needs; explore a family resource center.

- Former Encore Building - use as swing space in the short term; refresh for Extension or another purpose long-term; alternative is the possible sale of the building.
- Public Works - light interior remodel of office space; expand break room and sign shop; potential relocation of non-public works operations (e.g. Extension, bus, etc.).

County staff and the consultant recommended that we focus on the Government Center as phase one.

On October 1, 2024, the County Board approved the master space plan phase one A project including schedule, next steps, committees, projected budget of \$82M and appointed Commissioner Fahey to serve on the executive committee. The next steps were focused on the Government Center Pre-Design.

The Pre-Design Phase includes the following:

- Utilize as the basis, the Space Use Study completed in 2023.
- Seek and integrate staff input into the space needs and vision for the campus and future project.
- Meet with governing entities concerning land use, water and zoning.
- Affirm the anticipated square footage and budgetary costs.
- Based upon the affirmation of space and cost, develop a prioritized clearly defined scope and budget to be utilized as the basis of design moving forward.

At the November 25 work session, staff from Leo A Daly will update the County Board on the Government Center Pre-Design work.

**Action Requested:**

Provide input on Government Center Pre-Design

**Fiscal Impact:**

| <b>Funding:</b> | <b>Amount Budgeted:</b> |
|-----------------|-------------------------|
|                 |                         |

**Related Fiscal/FTE Comments:**

**Attachments:**

None