

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.

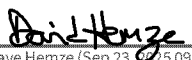
Lyndon Robjert, Public Works Division Director/County Engineer, reviewed the Carver County Regional Rail Authority (CCRRA) preliminary 2026 tax levy and future CIP.

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 (Sep 23, 2025 09:15:27 CDT)

Dave Hemze, County Administrator


Tom Workman (Sep 23, 2025 09:33:59 CDT)

Tom Workman, Board Chair