



**Carver County Board of Commissioners
June 2, 2026
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 May 19, 2026 minutes.....	3-5
	1.5. Community Announcements	
9:15 a.m.	2. CONSENT AGENDA	
	2.1. LEC Mill and Overlay	6-8
	2.2. 2026-2027 Minnesota GreenCorps Member Agreements	9-11
	2.3. Hennepin/Carver Workforce Development Board: One Stop Partners Memorandum of Understanding	12-13
	2.4. Chad and Kris Christians - Request for Contractor's Yard (CUP)	14-20
	2.5. Preliminary Plat Approval - Sweet Farm Woods (Watertown Township)	21-33
	2.6. Contract between Health and Human Services and A Better Society for Family Resource Center community outreach and sustainability efforts.....	34-35
	2.7. Crown College - Request for Large Scale Activity (Educational) & Public/Quasi Public Facility (CUP)	36-42
	2.8. Baylor Regional Park Long Range Plan: Adoption	43-44

2.9.	Final Acceptance and Payment to Kamco, Inc. for the 2026 County Wide Crack Seal Project.....	45-49
2.10.	Professional Services Agreement for Appraisal Services on the Highway 30 Project	50-51
2.11.	Abatement Request for 20.1050010	52-53
2.12.	Review Health & Human Services and Commissioner Warrants	
9:25 a.m.	3. REGULAR SESSION	
3.1.	Government Center Project - A/E Professional Services	54-56
3.2.	Chaska Downtown Master Plan Task Force	57-58
3.3.	Request to amend the Connect Up Carver Expansion agreement with Metronet	59-60
10:25 a.m.	4. COUNTY ADMINISTRATOR REPORT	
10:30 a.m.	5. ADJOURN REGULAR SESSION	
10:30 a.m.	6. WORK SESSION	
6.1.	Health Insurance and SCALE Insurance Pool Feasibility Update	61-62

UPCOMING MEETINGS

June 09, 2026	9:00 a.m.	Board Meeting
June 09, 2026	12:00 p.m.	Joint Work Session with Scott County (Scott County Govt Center, 200 4 th Ave West, Shakopee)
June 16, 2026	9:00 a.m.	County Board of Equalization
June 23, 2026	9:00 a.m.	Board Work Session
June 23, 2026	1:00 p.m.	County Board of Equalization (if needed)
July 07, 2026	9:00 a.m.	Board Meeting
July 15, 2026	7:00 p.m.	Carver County Township Association Meeting (Island View Gold Club, 7795 Laketown Pkwy, Waconia)
July 21, 2026	9:00 a.m.	Board Meeting
July 28, 2026	9:00 a.m.	Board Work Session
August 04, 2026	9:00 a.m.	Board Meeting
August 18, 2026	9:00 a.m.	Board Meeting
August 25, 2026	9:00 a.m.	Board Work Session

Carver County

Board of Commissioners

Regular Session Minutes

May 19, 2026

A Regular Session of the Carver County Board of Commissioners was held in the County Government Center, Chaska, on May 19, 2026. Tom Workman, Board Chair convened the session at 9:00 a.m.

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

Public Comments received from Patricia Williamson, Chaska.

Tim Lynch moved, Lisa Anderson seconded, to approve the agenda. Motion carried unanimously.

John P. Fahey moved, Tim Lynch seconded, to approve the minutes of the May 5, 2026, Regular Session. Motion carried unanimously.

Lisa Anderson moved, John P. Fahey seconded, to approve the following consent agenda:

Approved Amendment 5 to the Professional Services Agreement with SRF Consulting Group for final design and construction support services for the Highway 212 Project – Benton Township to cover costs for additional services beyond the prior approved scope, in the amount of \$99,882.72, pending finalization of the contract review process.

Approved submittal of the 2025 CCWMO annual report to the MN BWSR.

Approved a contract with Blackstone Contractors LLC in the amount of \$214,152.20 and authorized the Board Chair and County Administrator to sign the contract upon completion of the contract review process.

Authorized staff to issue a Request for Qualifications for Construction Management Services at Risk for the Government Center Project.

Approved the County Board to issue a Lower-Potency Hemp Retail Registration to Lunds Beverages LLC. Issuance is subject to receipt of all required paperwork, fees paid, and all delinquent taxes paid.

Approved and accepted six National Opioid Remnant Defendants Settlements and authorized Carver County staff to execute all necessary documents to ensure Carver County's participation and receipt of funds from the National Opioid Settlement.

Approved a contract with Eastern Carver County Independent School District 112 through June 30, 2028, for provision of Mental Health services for students with Individualized Education Plans.

Approved attendance at the National Home Visiting Summit in Baltimore, MD for two Carver County Public Health Family Home Visiting Nursing staff.

Adopted resolution 26-26 to authorize the County Board Chair to execute and deliver to the Regents of University of Minnesota a Quit Claim Deed for the Tamarack Property subject to any minor form modifications approved by counsel for the County.

Approved the 1 Day to 4 Day Temporary On-Sale Liquor License application for the Minnesota Cider Guild for Saturday, June 6, 2026.

Approved the Professional Services Agreement with WSB, Inc. for \$33,708.00 for construction materials testing services for the 2026 Highway Preservation Program, pending finalization of the contract review process.

Reviewed May 8, 2026, Community Social Services' actions/Commissioners' warrants in the amount of \$421,325.40; and reviewed May 15, 2026, Community Social Services' actions/Commissioners' warrants in the amount of \$443,228.23.

Motion carried unanimously.

Ella Rasp, Transportation Planner with Stantec, presented the Carver County Transit & Mobility Study, summarizing the county's work with SouthWest Transit to address mobility gaps. Recommendations include expanding SW Prime in Chaska and Chanhassen, adding a Victoria–Waconia zone, increasing Transit Link capacity, and offering limited circulators in smaller communities. The phased plan through 2034 would use Regional Solicitation grants and long-term RSUT/TAA revenues, with next steps to finalize recommendations and support grant applications.

Lisa Anderson moved, John P. Fahey seconded to approve the Carver County Transit and Mobility study and its recommended transit service improvements and support a Metropolitan Council Regional Solicitation grant application by SouthWest Transit with a commitment to fund the local match using RSUT and TAA funds. Motion carried unanimously.

Dr. Quinn Piper, Chief Medical Examiner at Midwest Medical Examiner Office provided a review of Carver County's 2025 data showing 624 deaths, with 76% reportable to the Midwest Medical Examiner's Office and 472 cases reviewed. Most were natural (26), accidental (21), or suicide deaths (9), with no homicides or undetermined cases.

Shane Sheets, Director of the Midwest Medical Examiner's Office, is working with HIDTA/OD Maps to map overdose locations and has applied for a \$1.6M grant to support rapid preliminary data processing. Issues persist with clinicians, especially VA providers refusing to sign death certificates, delaying benefits. Senate File 4437 addresses this ongoing problem, and Senate File 2309 is currently awaiting the president's signature.

Mark Metz spoke on the importance of the Medical Examiners report for trials, etc.

Brad Hanzel, Environmental Services Manager spoke on the MPCA Metro Joint Commissioner/Staff Solid Waste Committee . This is a new group that will require a County Commissioner to serve on this committee and attend meetings.

Lisa Anderson moved, Tim Lynch seconded to appoint Commissioner Workman to the MPCA Metro Joint Commissioner/Staff Solid Waste Committee. Motion carried unanimously.

COUNTY ADMINISTRATOR REPORT – Dave Hemze, next Tuesday May 26 is the strategic planning meeting at Paradise Commons at 9:00 a.m.

Tim Lynch moved, John P. Fahey Seconded to enter into closed session pursuant to Minnesota Statute 13D.03, Subd. 1, to discuss Labor Negotiation Strategy and Minnesota Statute 13D.05 Subd 3(c) to discuss real property acquisition for the Highway 40 Project — Silver/Bevens Creek Area. Motion Carried Unanimously.

Lisa Anderson moved, Tim Lynch seconded, to adjourn the Regular Session at 1:32 p.m. Motion carried unanimously.

Dave Hemze
County Administrator



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: LEC Mill and Overlay
RBA Number: 2026-502
Department: Public Services - Facility Services
Contact: Brent Kath, Facility Services Manager, 952-361-1557
Presenter:
Contract Name & Number: 26-239 LEC Mill and Overlay
Meeting Date: June 2, 2026
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The Government Center's South East parking lot, located behind the Law Enforcement Center (see attached map), is failing and in need of refurbishment. The lot is rapidly deteriorating, with multiple areas failing and developing potholes. Patching is no longer controlling the wear and tear, and the lot is in need of a mill and overlay.

Currently, there are eight spots with poor compaction that require cutting out and patching. This will occur after the asphalt lot has been milled and replaced with a two-inch base and compacted. An additional two-inch asphalt surface overlay will be added and paved with an after-compaction asphalt mat. Finally, the lot will be re-stripped as per the existing layout.

Four quotes were obtained by facilities for the work. Allied Blacktop was the low quote at \$78,509. Staff recommends that the County enter into a contract with Allied Blacktop for the work.

Action Requested:

Motion to contract with Allied Blacktop Company to mill a 2-inch base, patch and overlay a 2-inch for a 4-inch total the south parking lot located at 606 East 4th Street pending the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
CIP Funds	\$78,509.00

Related Fiscal/FTE Comments:

This project is already budgeted for and will be paid using funds from the facilities budget. No additional funds will be needed.

Attachments:

1. Map of LEC Mill and Overlay Project

LEC Mill and Overlay Project

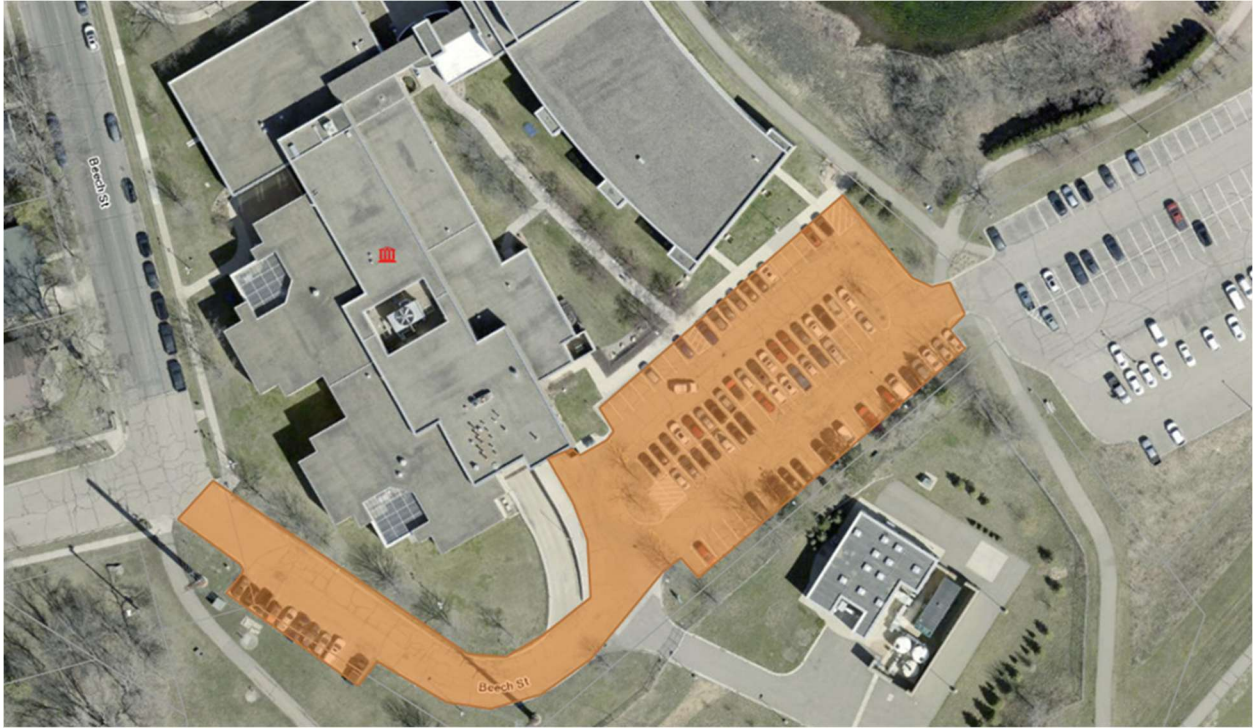


Figure 1: Map of LEC with area highlighted in orange to be completed as part of the project.



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: 2026-2027 Minnesota GreenCorps Member Agreements
RBA Number: 2026-501
Department: Public Services - Environmental Services
Contact: Paul Moline, Deputy Division Director - Public Services,
952-361-1825
Presenter:
Contract Name & Number:
Meeting Date: June 2, 2026
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The Minnesota GreenCorps program is a statewide initiative, coordinated by the Minnesota Pollution Control Agency (MPCA), to preserve and protect Minnesota's environment while training a new generation of environmental professionals. The program places GreenCorps members with host organizations around the state to assist communities and local governments in addressing a variety of statewide needs. Members serve at their host sites for 11 months, from mid-September through mid-August. Host site organizations include cities, counties, public schools, universities, watershed districts, and non-profit organizations.

Carver County's Environmental Services and Planning and Water Management departments have participated in the program since 2010, hosting members on fourteen occasions. Both departments are fortunate to have been selected once again to host two new members during the 2026-2027 term. These members will support key initiatives in waste and water management, which are critical to advancing the goals outlined in the Carver County Solid Waste Management Plan and the CCWMO Water Management Plan.

The County's costs are limited to in-kind support, including staff supervision, office space, equipment, and potentially minor incidental expenses such as mileage and training. GreenCorps member salaries are covered by the MPCA.

The MPCA requires that host organizations submit a resolution of support from their governing body. Attached is a draft County Board Resolution expressing support for hosting two 2026-2027 GreenCorps members.

Action Requested:

Motion to approve a Resolution of Support for hosting two GreenCorps members for 2026-2027, and to authorize the Assistant County Administrator to sign the host site agreements, pending completion of the County's contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

The County will provide an in-kind match through supervision, use of equipment, training and space. Any minor incidental expenses (mileage, training) will be paid from existing Environmental Services and Planning and Water Management budgets. The temporary GreenCorps members will not be employees of Carver County.

Attachments:

1. GreenCorps Board Resolution 6.2.2026

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

DATE: JUNE 2, 2026
MOTION BY COMMISSIONER:

RESOLUTION NO. ____-26
SECONDED BY COMMISSIONER:

A Resolution Agreeing to Host two GreenCorps Members in 2026-2027

WHEREAS Carver County's Environmental Services and Planning and Water Management Departments, of the Public Services Division, have applied to host two Minnesota GreenCorps members for the 2026-2027 program year, a program coordinated by the Minnesota Pollution Control Agency (MPCA); and

WHEREAS the MPCA has selected both the Environmental Services Department and Planning and Water Management Department as host sites for the 2026-2027 program year; and

WHEREAS the County is committed to implementing the proposed projects as described in the host site applications and in accordance with pre-scoped position descriptions; and

WHEREAS the MPCA requires the Environmental Services and Planning and Water Management Departments to sign host site agreements that define the terms, conditions, roles, and responsibilities; and

WHEREAS the Environmental Services and Planning and Water Management Departments have successfully hosted fourteen GreenCorps members through the State of Minnesota since 2010.

THEREFORE, BE IT RESOLVED, THAT Carver County, through the Public Services Division, hereby agrees to enter into and sign the two host site agreements with the MPCA to carry out the member activities specified therein and to comply with all of the terms, conditions, and matching provisions of the host site agreements and authorizes and directs the Assistant County Administrator to sign the two agreements on its behalf.

YES

ABSENT

NO

STATE OF MINNESOTA
COUNTY OF CARVER

I, David 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 2nd day of June, 2026, now on file in the Administration office, and have found the same to be a true and correct copy thereof.

Dated this 2nd day of June, 2026

David Hemze, County Administrator



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Hennepin/Carver Workforce Development Board: One Stop Partners Memorandum of Understanding

RBA Number: 2026-503

Department: Health & Human Services - Income Support

Contact: Kate Probert, Income Support Manager, 952-361-1713

Presenter:

Contract Name & Number:

Meeting Date: June 2, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The Workforce Innovation and Opportunity Act (WIOA) requires local workforce development areas to enter into a Memorandum of Understanding (MOU) among all required One-Stop partners pursuant to WIOA Section 121(c)(2)(A) and implementing regulations at 20 C.F.R § 678.500 – 678.510. This MOU establishes the framework for operating a coordinated One-Stop delivery system – known in Minnesota as CareerForce – and defines partner roles, responsibilities, service coordination, and shared infrastructure and operating cost agreements. This MOU is not only a federal compliance requirement, but a core strategy for aligning how workforce partners collaborate to deliver services in a coordinated, efficient, and customer-centered manner. T

he Hennepin – Carver Workforce Development Board (HCWDB) is the federally recognized Local Workforce Development Board (LWDB) overseeing MN Workforce Development Area 9 (WDA 9). The HCWDB is responsible for governing the local workforce development system, including oversight of WIOA-required agreements such as the One-Stop MOU. Pursuant to the Operating Agreement between the Hennepin – Carver Workforce Development Board and the Carver County Board of Commissioners,

through Carver County Health and Human Services Income Support Department, the County is responsible for fiscal management, contracting, and administrative functions necessary to implement HCWDB policy decisions and ensure compliance with state and federal workforce requirements.

Federal regulations require that the MOU be time-limited and periodically updated to reflect changes in partners, services, and funding. The MOU must be reviewed at least every three years to ensure appropriate funding and delivery of services and to remain compliant with WIOA §121(c). Approval of the MOU ensures continued compliance with federal law, supports coordinated service delivery across workforce partners, and allows the local workforce development system to continue receiving WIOA and related workforce funding.

Action Requested:

Motion to approve Memorandum of Understanding, for the period of May 1, 2026 – December 31, 2028. This Memorandum of Understanding will be reviewed at least every three years to ensure appropriate funding and delivery of services and to remain compliant with WIOA §121(c).

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Workforce Development program funding is already in the approved Health and Human Services 2026 budget. This RBA has no impact on the budget or FTEs.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Chad and Kris Christians - Request for Contractor's Yard (CUP)

RBA Number: 2026-509

Department: Public Services - Land Management

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

Presenter:

Contract Name & Number:

Meeting Date: June 2, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

File #PZ20260011. On May 19, 2026, the Carver County Planning Commission unanimously recommended approval (7–0) of the Conditional Use Permit (CUP) request submitted by Andy Olson on behalf of Chad and Kris Christians for a contractor's yard. The property is located in Section 29 of Waconia Township.

The Christians own Christians, Inc., an insurance restoration and remodeling business that has operated for more than 35 years. They are currently downsizing from their location in Chanhassen. The business employs sixteen people; six employees would report to the proposed site, and four additional family members work in the business. The business fleet consists of three personal employee vehicles, two fleet pickups, one 16-foot cut-away van, and one 12-foot box truck, generating an estimated average of 12 trips per day. Business operations occur year-round, Monday through Friday, from 7:30 a.m. to 4:30 p.m.

The existing 40-by-48-foot pole shed will be used to store building materials (including trim, plywood, drywall, carpet, and pad) and to accommodate office functions. The applicant also proposes constructing a 48-by-70-foot heated pole-shed addition

northwest of the existing structure. The addition will include a small cleaning area, break room, restroom, and additional storage space.

An outdoor storage area, approximately 30 by 45 feet and located southeast of the existing pole shed, would contain two 8-by-20-foot cargo containers for temporary storage of customers' personal belongings during home repair work, as well as two dump trailers and one enclosed trailer.

The Waconia Township Board supports the request. A Township Location Map, Approved Planning Commission Resolution, Preliminary Plat Map, and the draft County Board Resolution are attached for the Board's consideration. For additional information, the Planning Commission staff report is available at: [Planning Commission Meeting - Carver County - CivicClerk](#)

Action Requested:

A motion to adopt the Findings of Fact and issue Order #PZ20260011 for the issuance of a Conditional Use Permit.

Fiscal Impact:

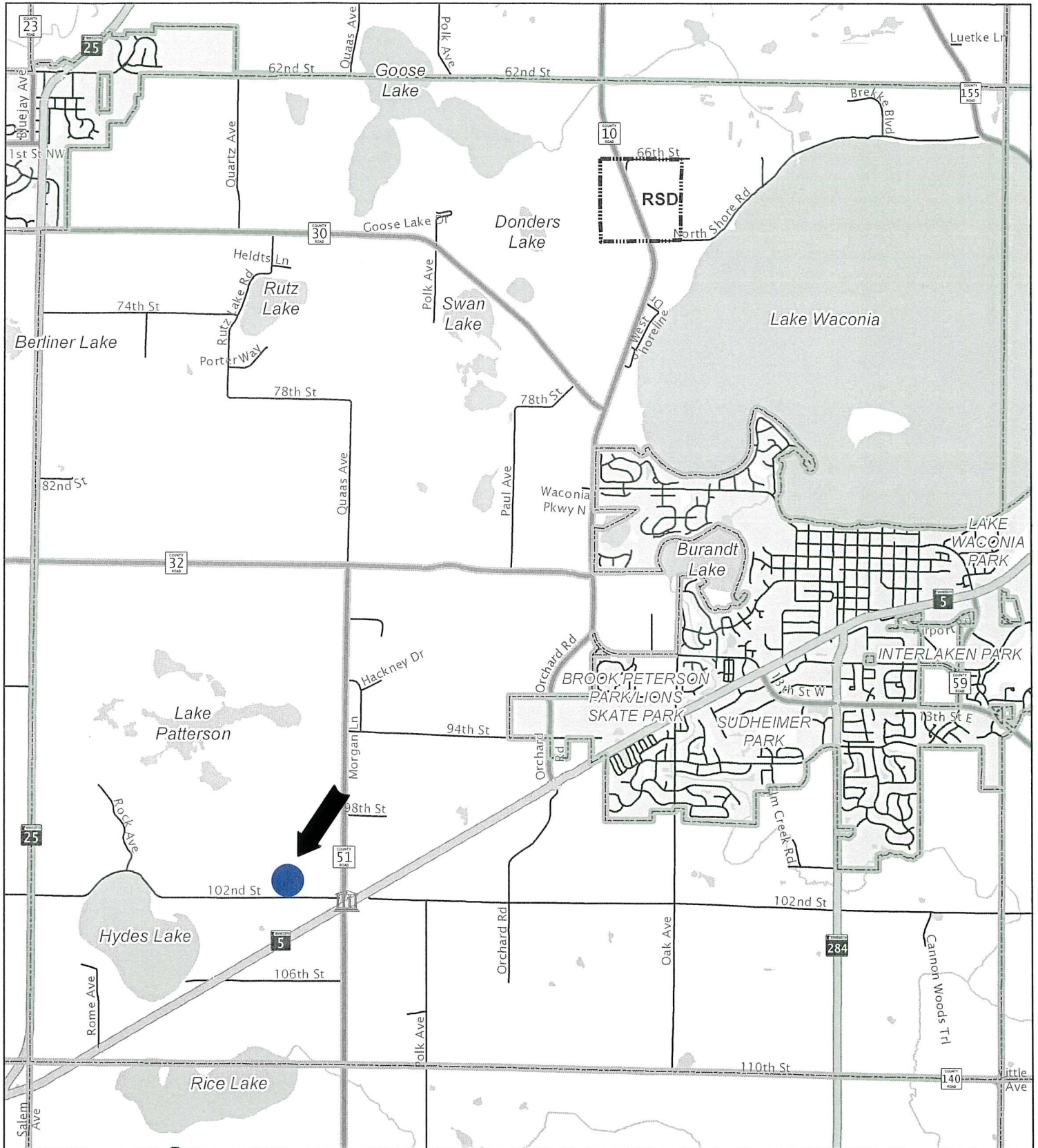
Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

1. Township Location Map
2. CU-PZ20260011 - 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 #: PZ20260011

RESOLUTION #: 26-09

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

FILE #: PZ20260011

APPLICANT(S): Andy Olson, on behalf of Chad & Kris Christians

OWNER(S): Ryan and Jessica Speers

SITE ADDRESS: 13000 102nd Street, Cologne, MN 55322

PERMIT TYPE: Conditional Use Permit - Contractor's Yard

PURSUANT TO: County Code, Chapter 152, Section 152.079 (C)(10)

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCEL(S) #: 09-029-0131

WHEREAS, said application was duly considered at a public hearing held by the Carver County Planning Commission at its regular meeting of May 19, 2026; and,

WHEREAS, the Carver County Planning Commission finds as follows:

1. Chad and Kris Christians are under contract to purchase an approximately 5.58-acre property located in the Southeast Quarter (SE¼) of Section 29, Waconia Township. The property is improved with a house and detached pole shed. The site is located within the Agricultural Zoning District and the Carver County Water Management Organization (CCWMO) – Carver Creek watershed.
2. Andy Olson, the applicant and representing the Christians, is requesting a Conditional Use Permit (CUP) to operate an insurance restoration and remodeling business on the subject property as a contractor's yard. This request is being pursuant to Section 152.079(C)(10) of the Carver County Zoning Code.
3. The submitted narrative (dated April 24, 2026) describes the request for a CUP to operate a family-run contractor's yard for an insurance restoration and remodeling business. Christians, Inc. has been serving Carver County and surrounding areas for over 35 years and is currently located in Chanhassen. The company intends to downsize from its current operation. The business has sixteen employees, with six employees reporting to the site daily and four family members working as part of the business. The operation will involve three personal employee vehicles, two fleet pickups, one 16-foot cut-away van, and one 12-foot box truck, generating an average of 12 daily trips. The applicant is proposing to provide 12 parking spaces on the south and east sides of the existing pole shed. Site access will continue to utilize the existing driveway from 102nd Street. Operations occur year-round, Monday through Friday, from 7:30 a.m. to 4:30 p.m.
4. As illustrated on the site plan (dated May 7, 2026) the existing 40-foot by 48-foot pole shed will be used for storing building materials (trim, plywood, drywall, carpet and pad) and for office functions. The applicant proposes constructing a 48-foot by 70-foot heated pole shed addition northwest of the existing structure. The addition will include a small cleaning area, break room, restroom, and storage space for a carpet-cleaning express van, drying equipment (fans and dehumidifiers), and customers' personal contents to be cleaned and returned when home repairs are completed, as shown on the building plans (dated April 24, 2026).
5. An outdoor storage area approximately 30 feet by 45 feet located southeast of the existing pole shed would contain two 8-foot by 20-foot cargo containers for temporary storage of customers' personal belongings during the home repair process, two dump trailers, and one enclosed trailer. The storage area would be

screened in accordance with zoning requirements by the existing mature spruce trees along the southeast perimeter, as shown in the submitted photo (dated April 24, 2026). No public access or retail activity is proposed. Only customers with a signed contract with Christians, Inc. would access the site. No signage is proposed at this time, though the narrative indicates that any sign would comply with Carver County sign regulations.

6. The proposed contractor's yard meets the applicable requirements of *Section 152.079 Conditional/Interim Uses – Activities Centered Around a Home* of the Zoning Code, including the following:
 - The lot size is larger than five acres.
 - Sewage can be managed according to Chapter 52 of the Carver County Code.
 - The land is not enrolled in the Agricultural Preserve Program.
 - The activity is allowed on a township road with written permission from Waconia Township, with the applicant agreeing to an escrow of \$3,000.00 for the existing road.
 - There is a single-family home on the parcel which will be occupied by an owner of the activity. Ben Christians (Chad and Kris' son), who is involved in the family business, would be living in the house for approximately one year. After that period, Chad and Kris Christians plan to remove the existing house and construct a new one, in which they will then reside.
7. The proposed contractor's yard also meets the applicable requirements of *Section 152.079(C)(10) Contractor's Yards* of the Zoning Code, including the following:
 - The business is located more than 500 feet from neighboring residences. The closest residence is more than 1,100 feet southwest of the existing property.
 - The site is not located in the Shoreland Overlay District or Floodplain Overlay District.
 - Employees, except office personnel, report to the site only for the purpose of picking up equipment and supplies.
8. The application was reviewed by Carver County Environmental Services. In an email dated April 29, 2026, Lori Brinkman, Senior Environmentalist, stated that the existing household SSTS is compliant. She further noted that wastewater management for the proposed commercial structures must comply with Minnesota Rule 7080 and Chapter 52 of the Carver County Code.
9. The application was sent to CCWMO for review. In an email dated May 6, 2026, Abigail Ernst, Water Resources Program Analyst, stated:

“CCWMO rules require that if there is any construction activity (building construction, grading, etc.) within 50 feet of a sensitive area, an erosion and sediment control permit is required. In this case, the sensitive area is the ditch (which extends from bank to bank). The pole structure and any grading that may need to occur for placement, appears to be within 50ft of the bank of the ditch. Therefore, it is recommended that the pole structure be moved so that it, and any grading, is greater than 50 ft away from the bank of the ditch.”
10. The subject property is located within two miles of the City of Waconia. Minnesota State Statute requires public notice to municipalities within two miles of a proposed land-use application. The CUP materials were forwarded to the City of Waconia for review. Lane Braaten, Community Development Director, responded in an email dated April 28, 2026, stating that he had no comments.
11. The Waconia Town Board reviewed the request at their March 23, 2026, meeting and recommended approval stating, *“The property owner agrees to escrow \$3,000.00 to the Waconia Township for existing road maintenance also visit neighbors within ½ mile to explain property use.”*

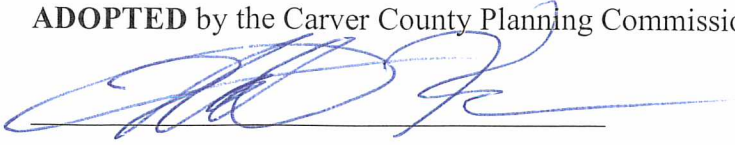
In response to the township's recommendation, the applicant submitted a letter, table, and maps (dated April 1, 2026) documenting outreach to property owners within a half-mile radius. The applicant contacted seventeen properties, dropping off letters at five houses where owners were not present. Two parcels did not contain houses. Nine property owners provided positive feedback, and one expressed negative feedback.

12. 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 for a Contractor's Yard on the parcel legally described in Exhibit A, the following conditions should be considered part of the permit:

1. This permit is subject to administrative review. The Permittee shall homestead and occupy the property. Any change in ownership, operator, or operational structure shall prompt a review by the Land Management Department to determine whether an amendment or similar application is required. Proposed owners and/or operators are encouraged to contact the Land Management Department as early as possible in the transition process.
2. The operation shall be conducted substantially in accordance with the operational plan (dated April 24, 2026) and site plan (dated May 7, 2026). These plans shall be attached to and become part of this permit. Standard operating hours are 7:30 a.m. to 4:30 p.m., Monday through Friday, year-round. Outdoor storage shall be screened from view and contained within the approved operational area.
3. All structures used in conjunction with the contractor's yard operation shall comply with the Minnesota State Building Code. The proposed shop building shall require review and approval from the Carver County Building Official, including issuance of all necessary permits. Any future construction of business-related structures shall also be reviewed and shall obtain required building permits prior to construction.
4. All business-related trucks, equipment, and supplies shall be stored within approved structures or within the designated operational area. Any expansion of this area shall be considered an expansion of the use and may require a review by the Land Management Department to determine whether an amended Conditional Use Permit is necessary. All outdoor storage shall be screened from neighboring properties and the public road.
5. The Permittee shall comply with all Waconia Township access requirements. No parking is permitted within the public right-of-way.
6. Any grading or filling activity on the property shall comply with the requirements of the Carver County Water Management Organization (CCWMO) and, if applicable, the Wetland Conservation Act (WCA). All site improvements shall adhere to Chapter 153 – Water Resource Management. Stormwater management review and approval are required prior to issuance of any construction or building permits.
7. The Permittee shall comply with all applicable County requirements, including Chapter 152 – Zoning Code, Chapter 154 – Sign Regulations, the Minnesota State Building Code, and all other relevant local, state, and federal regulations. No signage shall be located within the public road right-of-way.
8. The Permittee shall submit a Certificate of Workers' Compensation Insurance, or an appropriate affidavit if no employees are involved, to the Land Management Department. The insurance documentation or affidavit shall be maintained for the duration of the Conditional Use Permit.

ADOPTED by the Carver County Planning Commission this 19th day of May, 2026.

A handwritten signature in blue ink, appearing to read 'Matthew Kerber', is written over a horizontal line.

Matthew Kerber, Chairman
Carver County Planning Commission



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name:

Preliminary Plat Approval - Sweet Farm Woods
(Watertown Township)

RBA Number:

2026-510

Department:

Public Services - Land Management

Contact:

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

Presenter:

Contract Name & Number:

Meeting Date:

June 2, 2026

Item Type:

Consent

Strategic Initiative:

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

Background/Justification:

File #PP-PZ20260009. On May 19, 2026, the Planning Commission voted (7-0) to recommend approval of the Preliminary Plat of Sweet Farm Woods. The applicant, Joel Battenhoff, is requesting approval to plat approximately 54.37 acres located in Section 15 of Watertown Township. The proposal would create three high-amenity lots (Lots 1-3, Block 1) and two "1 per 40" lots (Lot 4, Block 1 and Lot 1, Block 2) for single-family residential use.

The project would be developed under the High Amenity additional density provision, Section 152.078 (A)(C) of the Carver County Zoning Code. Watertown Township has incorporated the High Amenity option into its chapter of the 2040 Comprehensive Plan. All building sites meet the requirements of Conditional Use Permit (CUP) #PZ20260001, the County Subdivision Ordinance, and the County Zoning Code.

Subsurface Sewage Treatment System (SSTS) locations for both primary and alternate

septic sites (i.e., soil borings) on all five lots have been submitted, reviewed, and approved by the Carver County Environmental Services Department.

A new township road will not be required, as the proposed lots have frontage on existing public roads, Oxford Avenue and Swede Lake Road, which would allow for individual driveway accesses. The Watertown Town Board, acting as the road authority, would review and issue access permits during the building permit process for each new home.

A Carver County Water Management Organization (CCWMO) permit would be required before final construction. Draft covenants, as required by CUP #PZ20260001, have been submitted with the application and must be finalized and approved by Carver County prior to final plat approval.

The Watertown Town Board supports the request.

A Township Location Map, approved Planning Commission Resolution, Preliminary Plat Map, and the draft County Board Resolution are attached for the Board's consideration. For additional information, the Planning Commission staff report is available at: [Planning Commission Meeting • Carver County • CivicClerk](#)

Action Requested:

A motion to adopt a Resolution approving the Preliminary Plat of Sweet Farm Woods.

Fiscal Impact:

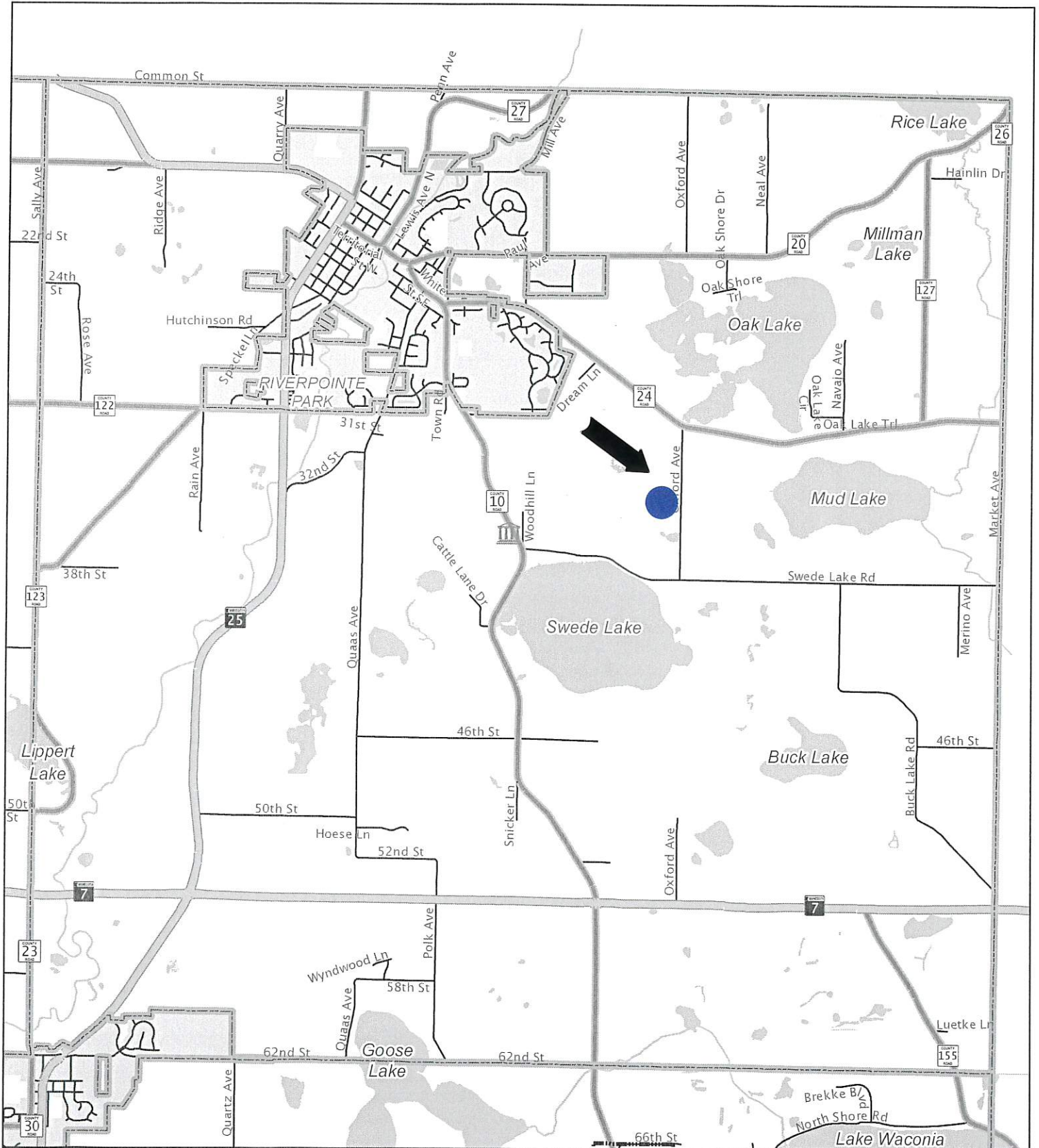
Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

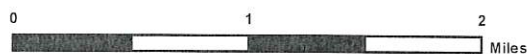
Attachments:

1. Township Location Map
2. PP-PZ20260009 - PLC Resolution (Pre Plat) - signed
3. Sweet Farm Woods Preliminary Plat
4. PP-PZ20260009 - Draft Co Bd Resolution (Pre Plat - Sweet Farm Woods)

WATERTOWN 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 #: PP-PZ20260009

RESOLUTION #: 26-10

WHEREAS, the following application for a Preliminary Plat (SWEET FARM WOODS) approval has been submitted and accepted:

FILE: PP-PZ20260009

APPLICANT: Joel Butenhoff

OWNERS: Joel Butenhoff and Christine Butenhoff

SITE ADDRESS: XXXX Oxford Ave, Watertown, 55388

PURSUANT TO: County Code, Chapters 151 & 152

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCEL #: 10-015-0545

WHEREAS, said application was duly considered at a public hearing held by the Carver County Planning Commission at its regular meeting of May 19, 2026; and,

WHEREAS, the Carver County Planning Commission finds as follows:

1. Joel and Christine Butenhoff own an approximately 54.37-acre parcel located in the South Half (S½) of the Southeast Quarter (SE¼) in Section 15, Watertown Township. The parcel consists of crop production land, wetlands, and wooded land. The parcel is located in the Agricultural Zoning District, Shoreland Overlay District of a Department of Natural Resources (DNR) Protected Waters - Swede Lake, and Carver County Water Management Organization (CCWMO) – Crow River Watershed.
2. On April 7, 2026, Conditional Use Permit (CUP) #PZ20260001 (attached) was issued to the subject property allowing the creation of three residential lots pursuant to the Additional Density (High Amenity) provision under Section 152.078 (A)(C) of the Carver County Zoning Code. Following approval of the CUP, the applicant is now requesting an approval of the “Sweet Farm Woods” Preliminary Plat. The plat proposes three high-amenity lots (Lots 1-3, Block 1) and two, “1 per 40” lots (Lot 4, Block 1 and Lot 1, Block 2) for single-family homes.
3. Copies of the preliminary plat (dated April 30, 2026) have been sent to the Watertown Township Clerk (Wayne Hubin), CCWMO (Abigail Ernst), Carver County Environmental Services (Lori Brinkman), Carver County Property and Financial Services Department (Crystal Campos), Carver County Emergency Management (Ben Rutter), MN DNR Area Hydrologist (Taylor Huinker), City of Watertown, Watertown-Mayer Public School District 0111-01 (Superintendent), and Xcel Energy (electric utility company serving the area). As of the preparation of this report, comments have been received from Environmental Services and the CCWMO. Additional comments may be available at the time of the public hearing.
4. The preliminary plat illustrates that the additional density (high amenity), and one-per-forty lots are arranged in such a manner that there are no more than four homes per quarter-quarter section, consistent with the Carver County density requirements. Proposed lot sizes range from 3.66 to 19.33 acres. Each lot has a defined building site (i.e. minimum of a 1-acre building site) that meets zoning requirements, including all setbacks. Homes constructed within these building sites must be designed to allow positive

drainage on-site without impacting adjacent properties.

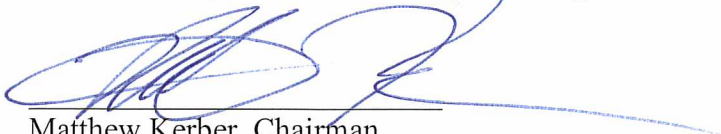
5. The preliminary plat identifies 10-foot utility and drainage easements around each lot. Wetlands have been delineated on the property; therefore, wetland “drainage” easements and required wetland buffers are included as part of the plat. No structures or obstructions are permitted within drainage and utility easements. The covenants should address the easement preservation and the prohibition of no obstructions within these areas.
6. The Sweet Farm Woods plat does not require the construction of an internal township road. Each proposed lot will obtain access from existing township roads (Oxford Avenue and Swede Lake Road). As a result, a development contract is not required. Proposed driveway locations will require review and approval by Watertown Township prior to issuance of driveway access permits and prior to building permit approvals.
7. Carver County Environmental Services received a report from a licensed SSTS professional identifying primary and alternate Subsurface Sewage Treatment System (SSTS) locations for each lot. Environmental Services reviewed the materials and completed a site visit. In an email dated April 29, 2026, Senior Environmentalist Lori Brinkman stated: “Primary and alternate SSTS soil borings have been submitted and reviewed and approved by Carver County Environmental Services.”
8. The proposed plat lies within the CCWMO jurisdiction. Stormwater management and erosion control requirements must comply with Chapter 153 of the Carver County Code (Water Management Rules). In an email dated May 5, 2026, CCWMO Water Resources Program Analyst Abigail Ernst stated: *“The hardcover on these lots combined will likely go over an acre. Therefore, stormwater water treatment will be required. It is recommended that the landowner/developer come up with a concept plan rather than relying on each individual homeowner. ESC plan will be needed for each home construction.”*
9. The Carver Soil & Water Conservation District (SWCD) typically reviews projects for compliance with CCWMO Water Management Rules. All lots will undergo erosion and sediment control review during the building permit process. The SWCD will also participate in reviewing the Stormwater Pollution Prevention Plan (SWPPP), where applicable, and Wetland Conservation Act (WCA) requirements.
10. Draft covenants, as required by CUP #PZ20260001, have been submitted. Staff have reviewed the covenants and are working with the applicant to finalize them. Final covenants must be reviewed and approved by Carver County prior to final plat approval and shall be recorded concurrently with the plat. The covenants must include all minimum requirements identified in the CUP.
11. The proposed plat substantially meets the requirements of the applicable sections of the County Zoning Code.
12. The Watertown Town Board reviewed and recommended approval of the Sweet Farm Woods Preliminary Plat Revisions during their April 6, 2026, meeting with the comment: *“Ok per the applicant request.”*
13. 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 preliminary plat.

THEREFORE, BE IT RESOLVED, THAT the Carver County Planning Commission hereby recommends the approval of the Preliminary Plat of Sweet Farm Woods on the land described in Exhibit “A” of the permit application. The Planning Commission further recommends that the following conditions be attached to the Preliminary Plat approval:

1. A total of five (5) residential lots is permitted. The property shall be platted in accordance with M.S. Chapter 505, Carver County Zoning Subdivision Code 151, and the Carver County Zoning Code 152.
2. The layout of the final plat must substantially conform to the preliminary plat. Any significant departure from the preliminary plat must be approved by the Planning Commission before final plat consideration. As part of the preliminary plat approval, each lot shall document a suitable one (1) acre building site including a house location and primary and alternate septic site locations. All conditions of CUP #PZ20260001 shall be satisfied prior to the recording of the final plat.
3. The Covenants as required by CUP #PZ20260001 shall be reviewed and approved by Carver County prior to final plat consideration by the County Board. The Assistant County Attorney shall review and approve the covenants and County Surveyor shall review and approve any title work. The covenants shall address at least the following:
 - A. A covenant must clearly state the building eligibility status for each parcel in the development. The keeping of animals, with the exception of dogs, cats, and similar animals kept as household pets, and fewer than 10 fowl, is prohibited on any residential lot. Agriculture (1 per 40) lots are allowed to follow the agricultural zoning district standards outlined in the County Zoning Code.
 - B. A covenant stating that the area is rural, and that commercial agriculture and other rural land use activities shall likely be occurring in the area. A notification must be provided regarding “odors, dirt, dust, noises, long hours of operation and other factors associated with agriculture and feedlot activities”. Complaints relating to these activities shall be considered unwarranted so long as such activities are being conducted in accordance with existing standards. A condition clearly stating and restricting the use of the land in the agricultural area to agriculture and to certain conditional uses listed in the “A” district.
 - C. If the home sites include any environmentally sensitive land, then restrictions must be placed in the covenants addressing: clear cutting of land, mass grading, vegetation removal, plus the development and implementation of an erosion control plan to control erosion during and after building construction.
 - D. A covenant must be added requiring that the alternative sewer site must be preserved for a future sewer site. No buildings can be erected on the alternative site, and no trees can be planted on the site. Heavy equipment must be kept off the site. If the lot owner must build on the site, they would have to submit soil borings for another site before any building permit will be issued.
 - E. A covenant must be added requiring the preservation of the easements and that no obstructions shall be permitted within any easement areas.

4. The above-required Covenants shall be become part of the plat approval.
5. Each lot must be reviewed in the field prior to the issuance of any building permit and/or SSTS permit. All septic system locations (i.e. primary & alternate) shall be marked and protected (rope, fencing, etc.) to prohibit any disturbance to those areas. Furthermore, prior to the commencement of any construction related activity, the primary and alternate septic locations for each lot shall be protected.
6. Each lot shall be reviewed and approved by CCWMO pursuant to Chapter 153 of the Zoning Code. Specific details for each lot must be submitted to the CCWMO for approval prior to issuance of building permit(s) on individual lots.
7. The driveway for each lot shall conform to the Carver County Land Management Department and CCWMO requirements. The applicant shall comply with any and/or all requirements established by the appropriate road authority (i.e. Watertown Township). An access permit for each driveway from Oxford Avenue and Swede Lake Road shall be obtained from the Township prior to issuance of an access permit or new house building permit(s).
8. Prior to submitting a building permit application for a new house, the Permittee shall identify the lowest floor elevation to document an emergency overflow for stormwater. Said homes shall be set up to allow for positive drainage on the property.
9. As per Section 151.163 of the Carver County Code, all utility facilities are to be located underground. The access and drainage ways will be designed so that public utilities can be installed at a later date.

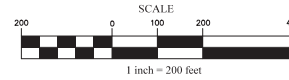
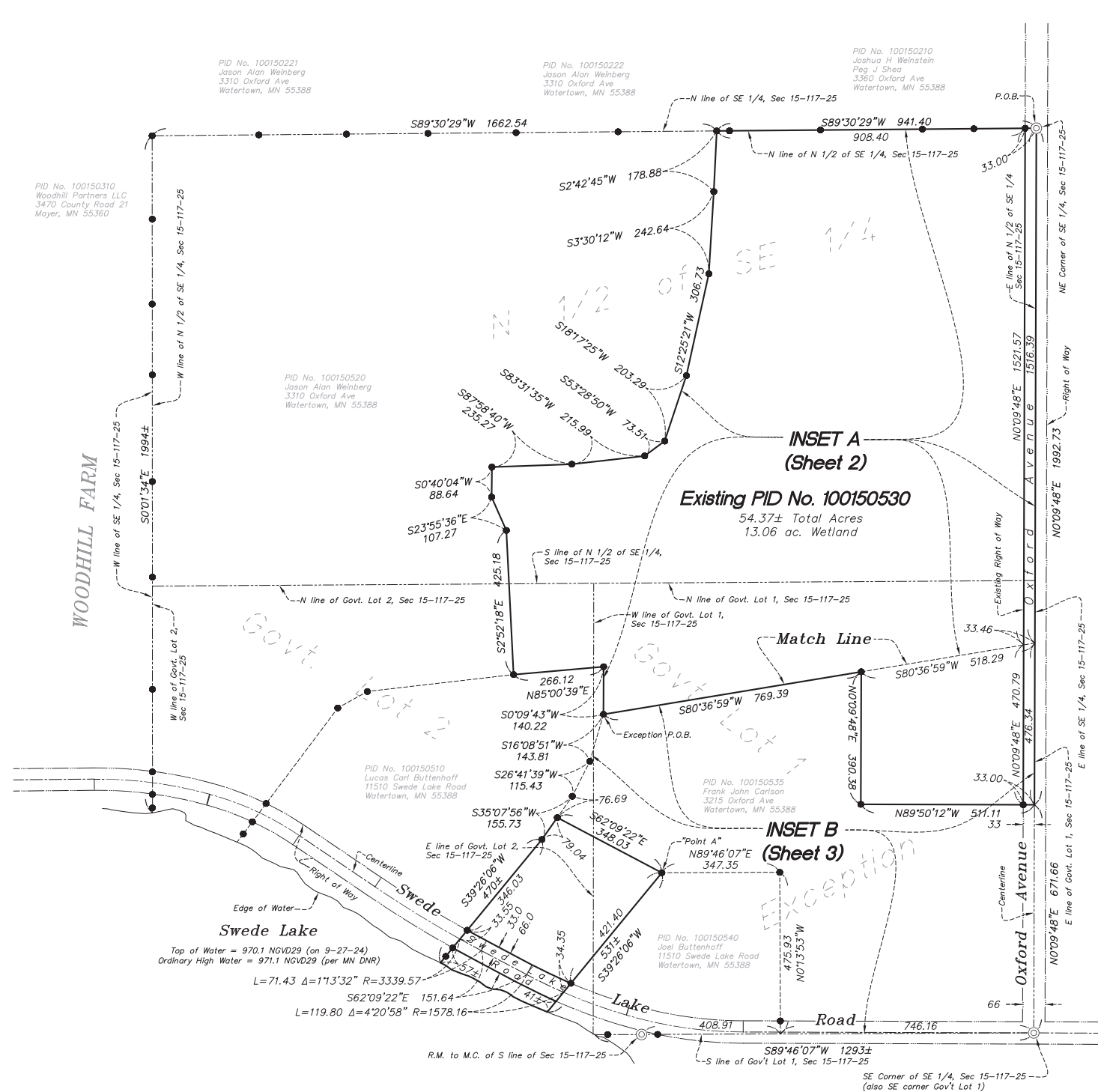
ADOPTED by the Carver County Planning Commission this 19th day of May 2026.



Matthew Kerber, Chairman
Carver County Planning Commission

SWEET FARM WOODS

PRELIMINARY PLAT



- Legend**
- Found Iron Monument
 - Set Iron Monument (LS 48328)
 - ⊙ Cast Iron Monument

EXISTING DESCRIPTION OF PARENT TRACT

That part of the North Half of the Southeast Quarter and Government Lots 1 and 2, all in Section 15, Township 117, Range 25, Carver County, Minnesota, described as follows:
Beginning at the northeast corner of the Southeast Quarter of said Section 15; thence on an assumed bearing of South 89 degrees 30 minutes 29 seconds West, along the north line of said Southeast Quarter, 941.40 feet; thence South 2 degrees 42 minutes 45 seconds West, 178.88 feet; thence South 3 degrees 30 minutes 12 seconds West, 242.64 feet; thence South 12 degrees 25 minutes 21 seconds West, 306.73 feet; thence South 18 degrees 17 minutes 25 seconds West, 203.29 feet; thence South 53 degrees 28 minutes 50 seconds West, 73.51 feet; thence South 83 degrees 31 minutes 35 seconds West, 215.99 feet; thence South 87 degrees 58 minutes 40 seconds West, 235.27 feet; thence South 0 degrees 40 minutes 04 seconds West, 88.64 feet; thence South 23 degrees 55 minutes 36 seconds East, 107.27 feet; thence South 2 degrees 52 minutes 18 seconds East, 425.18 feet; thence North 85 degrees 00 minutes 39 seconds East, 266.12 feet; thence South 0 degrees 09 minutes 43 seconds West, 140.22 feet; thence South 16 degrees 08 minutes 51 seconds West, 143.81 feet; thence South 26 degrees 41 minutes 39 seconds West, 115.43 feet; thence South 35 degrees 07 minutes 56 seconds West, 155.73 feet; thence South 39 degrees 26 minutes 06 seconds West, 470 feet more or less to the shore of Swede Lake; thence southeasterly along said shoreline, 500 feet more or less to the south line of said Government Lot 1; thence North 89 degrees 46 minutes 07 seconds East, along said south line, 1293 feet more or less to the southeast corner of the Southeast Quarter of said Section 15; thence North 0 degrees 09 minutes 48 seconds East, along the east line of said Southeast Quarter, 2664.39 feet to the point of beginning and there terminating.

Except that part described as follows:

That part of Government Lots 1 and 2, all in Section 15, Township 117, Range 25, Carver County, Minnesota, described as follows:
Commencing at the northeast corner of the Southeast Quarter of said Section 15; thence on an assumed bearing of South 89 degrees 30 minutes 29 seconds West, along the north line of said Southeast Quarter, 941.40 feet; thence South 2 degrees 42 minutes 45 seconds West, 178.88 feet; thence South 3 degrees 30 minutes 12 seconds West, 242.64 feet; thence South 12 degrees 25 minutes 21 seconds West, 306.73 feet; thence South 18 degrees 17 minutes 25 seconds West, 203.29 feet; thence South 53 degrees 28 minutes 50 seconds West, 73.51 feet; thence South 83 degrees 31 minutes 35 seconds West, 215.99 feet; thence South 87 degrees 58 minutes 40 minutes 04 seconds West, 88.64 feet; thence South 23 degrees 55 minutes 36 seconds East, 107.27 feet; thence South 2 degrees 52 minutes 18 seconds East, 425.18 feet; thence North 85 degrees 00 minutes 39 seconds East, 266.12 feet; thence South 0 degrees 09 minutes 43 seconds West, 140.22 feet to the point of beginning of the land being described; thence South 16 degrees 08 minutes 51 seconds West 143.81 feet; thence South 26 degrees 41 minutes 39 seconds West, 115.43 feet; thence South 35 degrees 07 minutes 56 seconds West, 155.73 feet to the intersection with a line which bears North 62 degrees 09 minutes 22 seconds West from a point hereinafter referred to as "Point A"; thence South 62 degrees 09 minutes 22 seconds East, 348.03 feet to said "Point A"; thence South 39 degrees 26 minutes 06 seconds West, 531 feet more or less, to the shore of Swede Lake; thence southeasterly along said shoreline, 155 feet more or less, to the south line of said Government Lot 1; thence North 89 degrees 46 minutes 07 seconds East, along said south line, 1293 feet more or less to the southeast corner of said Government Lot 1; thence North 0 degrees 09 minutes 48 seconds East, along the east line of said Government Lot 1, 671.66 feet; thence North 89 degrees 50 minutes 12 seconds West, 511.11 feet; thence North 0 degrees 09 minutes 48 seconds East, 350.38 feet; thence South 80 degrees 36 minutes 59 seconds West, 769.39 feet to the point of beginning and there terminating.

Said "Point A" is described as follows:

Commencing at the southeast corner of said Government Lot 1; thence on an assumed bearing of South 89 degrees 46 minutes 07 seconds West, along the south line thereof, 746.16 feet; thence North 0 degrees 13 minutes 53 seconds West, 475.93 feet; thence South 89 degrees 46 minutes 07 seconds West, 347.35 feet, to the point to be referred to as said "Point A".

Subject to the right of ways of Swede Lake Road and of Oxford Avenue.

OWNER/DEVELOPER
Joel Buitenhoff @ Cornerstone Investors LLC
102 Jonathon Blvd N #200
Chaska, MN 55318

SEPTIC DESIGNER
Chip's Septic Services, LLC
16762 Babcock Ave
Lester Prairie, MN 55354

SURVEYOR
Schoborg Land Services, Inc.
8997 County Road 13 SE
Delano, MN 55328

WETLAND DELINEATOR
Ag Wetland Services, Inc.
P.O. Box 534
Waconia, MN 55387

TOWNSHIP/DISTRICT INFORMATION
Watertown Township
School District No. 111
Carver County Watershed Management Organization

PARCEL ID NUMBER: 100150545
PROJECT BENCHMARK: MN DOT GSD Station #92226, "VANCE", located approx. 14,320 ft. NWly of the SE corner of Section 15-117-25
Elevation = 961.70 (NAVD88)

LOT/ZONE INFORMATION
Existing Zoning: Agricultural
Proposed Zoning: Agricultural with High Amenity Option (Lots 1, 2 & 3, Block 1)
Proposed Zoning: Agricultural (Lot 4, Block 4 and Lot 1, Block 2)

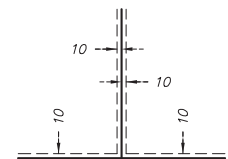
PLAT AREA = 54.37± acres (2.03 acres in right of way)

PROPOSED LOT AREAS
Lot 1, Block 1 = 10.26 acres (446,792 sq. ft.)
Lot 2, Block 1 = 14.38 acres (626,187 sq. ft.)
Lot 3, Block 1 = 19.33 acres (841,829 sq. ft.)
Lot 4, Block 1 = 4.73 acres (205,865 sq. ft.)
Lot 1, Block 2 = 3.66± acres (159,350 sq. ft.)

BUILDABLE AREAS (OUTSIDE SEPTIC EASEMENTS AND SETBACKS)
Lot 1, Block 1 = 7.11 Acres (309,870 sq. ft.)
Lot 2, Block 1 = 6.95 Acres (302,649 sq. ft.)
Lot 3, Block 1 = 7.83 Acres (340,911 sq. ft.)
Lot 4, Block 1 = 3.12 Acres (135,900 sq. ft.)
Lot 1, Block 2 = 2.52 Acres (109,822 sq. ft.)

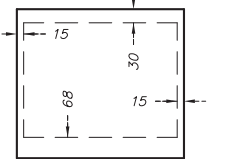
BASIS OF BEARING
The north line of the North Half of the Southeast Quarter of Section 15, Township 117, Range 25, Carver County, Minnesota, is assumed to bear South 89 degrees 30 minutes 29 seconds West.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:



Drainage and Utility Easements being 10 feet in width and adjoining right-of-way lines, and being 10 feet in width and adjoining lot lines, unless otherwise indicated.

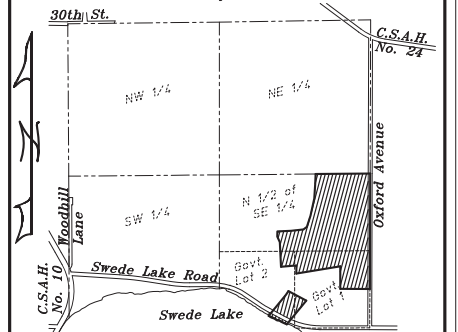
BUILDING SETBACKS ARE SHOWN AS THUS:



Building Setbacks being 68 feet from the centerline of road right of way, 15 feet in width and adjoining side lot lines, and being 30 feet in width and adjoining rear lot lines, unless otherwise indicated.

VICINITY MAP NOT TO SCALE

Section 15, Township 117, Range 25, Carver County, Minnesota



SCHOBORG LAND SERVICES INC.

763-972-3221 8997 Co. Rd. 13 SE
www.SchoborgLand.com Delano, MN 55328

I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Kelly L. Brouwer
Kelly L. Brouwer

Date: April 30, 2026 Registration No. 48328

Job Number: 9821
Survey Date:
Drawing Name: SweetFarmWoods-PRELIM.dwg
Drawn by: SKH
Revisions: 4/30/26 (wooded areas, future home sites & driveways)

Prepared for:
Joel Buitenhoff

Elevations based on NAVD88.
Bearings based on Carver County Coordinate System.

SWEET FARM WOODS

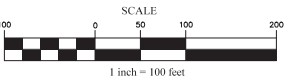
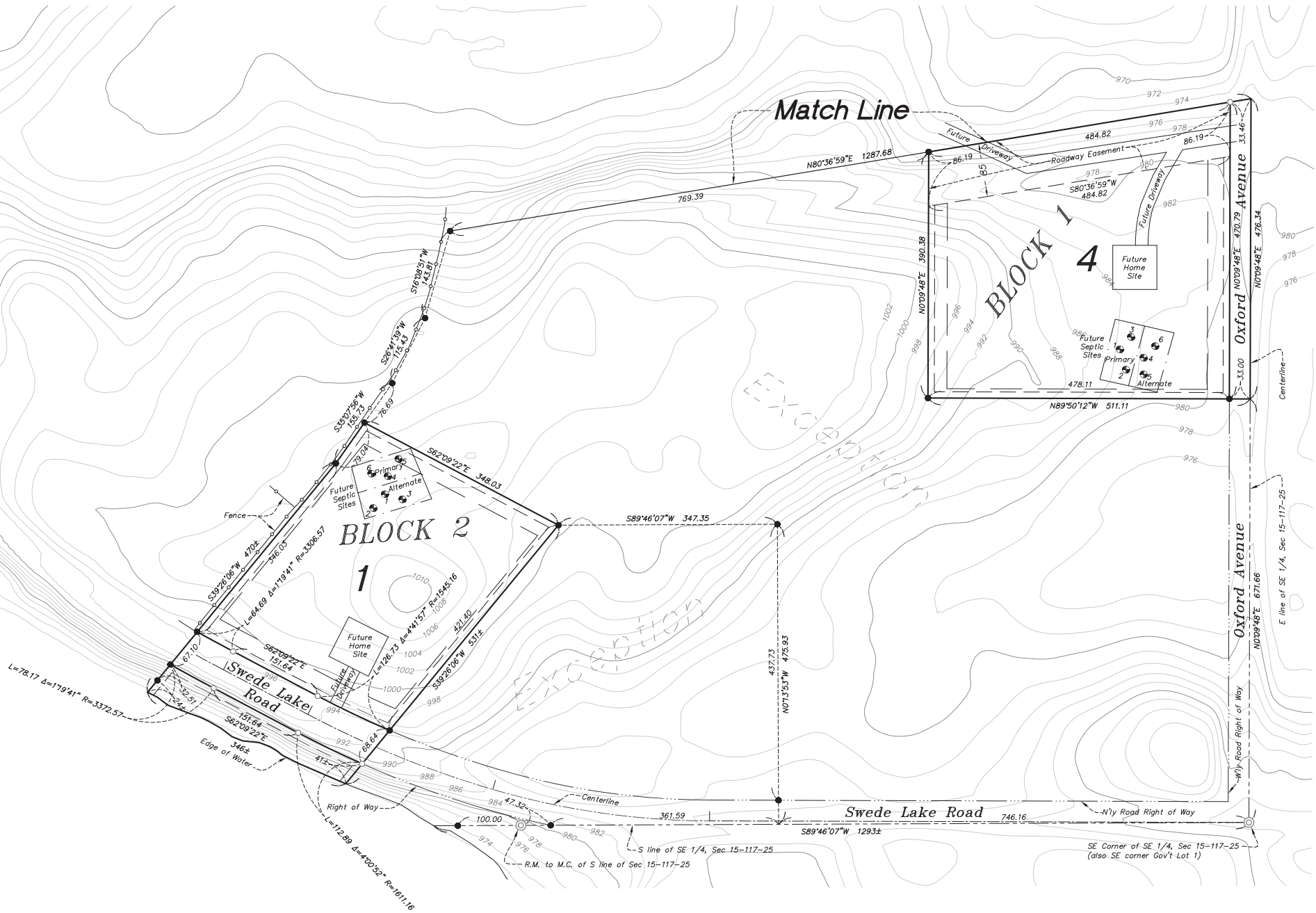
PRELIMINARY PLAT INSET A



Elevations based on NGVD29 datum.
Bearings based on Carver County Coordinate System.

SWEET FARM WOODS

PRELIMINARY PLAT
INSET B



- Legend**
- Found Iron Monument
 - Set Iron Monument (LS 48328)
 - ⊙ Cast Iron Monument
 - Existing Fence line
 - ⊕ Soil Boring & number

Elevations based on NGVD29 datum.
Bearings based on Carver County Coordinate System.

BOARD OF COUNTY COMMISSIONERS

CARVER COUNTY, MINNESOTA

DATE: _____ RESOLUTION #: _____
MOTION BY COMMISSIONER: _____ SECONDED BY COMMISSIONER: _____

A RESOLUTION APPROVING THE PRELIMINARY PLAT OF *SWEET FARM WOODS*

WHEREAS, the following application for a Preliminary Plat has been submitted and accepted:

FILE: PP-PZ20260009

APPLICANT: Joel Buttenhoff

OWNERS: Joel Buttenhoff and Christine Buttenhoff

SITE ADDRESS: XXXX Oxford Ave, Watertown, 55388

PURSUANT TO: County Code, Chapters 151 & 152

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCEL #: 10-015-0545

WHEREAS, said application was duly considered at a public hearing held by the Carver County Planning Commission at its regular meeting of May 19, 2026, and forwarded to the Carver County Board of Commissioners for action; and

WHEREAS, the County Board has reviewed the recommendations and proposed conditions put forward by the Planning Commission after the public hearings on the matter and concurs with the findings, recommendations, and conditions of the Planning Commission; and

WHEREAS, the plat substantially meets the requirements of applicable county ordinances except as noted by Planning Commission Resolution No. 26-10 and the areas of deficiency can be addressed through conditions placed on the preliminary plat that must be complied with prior to acceptance of the Final Plat.

THEREFORE, BE IT RESOLVED, THAT the Carver County Board of Commissioners hereby approves the Preliminary Plat of Sweet Farm Woods for the land described on the plat, and with the following conditions attached to the preliminary plat approval:

1. A total of five (5) residential lots is permitted (i.e., three High Amenity and two "1 per 40"). The property shall be platted in accordance with M.S. Chapter 505, Carver County Zoning Subdivision Code 151, and the Carver County Zoning Code 152.
2. The layout of the final plat must substantially conform to the preliminary plat. Any significant departure from the preliminary plat must be approved by the Planning Commission before final plat consideration. As part of the preliminary plat approval, each lot shall document a suitable one (1) acre building site including a house location and primary and alternate septic site locations. All conditions of CUP #PZ20260001 shall be satisfied prior to the recording of the final plat.
3. The Covenants as required by CUP #PZ20260001 shall be reviewed and approved by Carver County prior to final plat consideration by the County Board. The Assistant County Attorney shall review and approve

the covenants and County Surveyor shall review and approve any title work. The covenants shall address at least the following:

- A. A covenant must clearly state the building eligibility status for each parcel in the development. The keeping of animals, with the exception of dogs, cats, and similar animals kept as household pets, and fewer than 10 fowl, is prohibited on any residential lot. Agriculture (1 per 40) lots are allowed to follow the agricultural zoning district standards outlined in the County Zoning Code.
 - B. A covenant stating that the area is rural, and that commercial agriculture and other rural land use activities shall likely be occurring in the area. A notification must be provided regarding “odors, dirt, dust, noises, long hours of operation and other factors associated with agriculture and feedlot activities”. Complaints relating to these activities shall be considered unwarranted so long as such activities are being conducted in accordance with existing standards. A condition clearly stating and restricting the use of the land in the agricultural area to agriculture and to certain conditional uses listed in the “A” district.
 - C. If the home sites include any environmentally sensitive land, then restrictions must be placed in the covenants addressing: clear cutting of land, mass grading, vegetation removal, plus the development and implementation of an erosion control plan to control erosion during and after building construction.
 - D. A covenant must be added requiring that the alternative sewer site must be preserved for a future sewer site. No buildings can be erected on the alternative site, and no trees can be planted on the site. Heavy equipment must be kept off the site. If the lot owner must build on the site, they would have to submit soil borings for another site before any building permit will be issued.
 - E. A covenant must be added requiring the preservation of the easements and that no obstructions shall be permitted within any easement areas.
4. The above-required Covenants shall become part of the plat approval.
 5. Each lot must be reviewed in the field prior to the issuance of any building permit and/or SSTs permit. All septic system locations (i.e. primary & alternate) shall be marked and protected (rope, fencing, etc.) to prohibit any disturbance to those areas. Furthermore, prior to the commencement of any construction related activity, the primary and alternate septic locations for each lot shall be protected.
 6. Each lot shall be reviewed and approved by CCWMO pursuant to Chapter 153 of the Zoning Code. Specific details for each lot must be submitted to the CCWMO for approval prior to issuance of building permit(s) on individual lots.
 7. The driveway for each lot shall conform to the Carver County Land Management Department and CCWMO requirements. The applicant shall comply with any and/or all requirements established by the appropriate road authority (i.e. Watertown Township). An access permit for each driveway from Oxford Avenue and Swede Lake Road shall be obtained from the Township prior to issuance of an access permit or new house building permit(s).
 8. Prior to submitting a building permit application for a new house, the Permittee shall identify the lowest floor elevation to document an emergency overflow for stormwater. Said homes shall be set up to allow for positive drainage on the property.

9. As per Section 151.163 of the Carver County Code, all utility facilities are to be located underground. The access and drainage ways will be designed so that public utilities can be installed at a later date.

YES	ABSENT	NO

STATE OF MINNESOTA
COUNTY OF CARVER

I, David 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 2nd day of June 2026, now on file in the Administration Office, and have found the same to be a true and correct copy thereof.

Dated this 2nd day of June 2026.

Dave Hemze, County Administrator



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Contract between Health and Human Services and A Better Society for Family Resource Center community outreach and sustainability efforts

RBA Number: 2026-508

Department: Health & Human Services - Administration

Contact: Kate Probert, Income Support Manager, 952-361-1713

Presenter:

Contract Name & Number: A Better Society Outreach and Community Engagement Efforts for the Family Resource Center, Contract number 26-244

Meeting Date: June 2, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Carver County Health and Human Services (CCHHS) requests approval of a new contract with A Better Society (ABS) to continue and expand community engagement functions essential to the development and operation of the Carver County Family Resource Center (FRC).

ABS has been a key partner in Carver County's FRC implementation efforts and has already led engagement activities that helped build awareness, strengthen relationships with community partners, and identify gaps in the existing service network. ABS remains the only organization in Carver County whose mission and operations are centered on bringing community members and organizations together to form a collaborative network addressing the comprehensive needs of families and residents.

Under the proposed 2026–2027 contract (August 1, 2026, to July 31, 2027), ABS will deliver services including provider network and gap analysis focusing on ongoing

assessment of service gaps, partner development and community-generated feedback; community outreach and awareness focused on strategies and outreach activities to increase FRC visibility and ensure it is a trusted resource for families; and system sustainability and reporting focused on providing community level quarterly progress reports, resource mapping and strategic alignment with County Leadership for long-term financial sustainability. These services are critical to maintaining and strengthening the FRC model, expanding resident participation, and aligning community partners around shared goals.

Action Requested:

Motion to approve a Professional Service Agreement with A Better Society to provide outreach, community engagement, and system sustainability support for the Carver County Family Resource Center (FRC) in an amount not to exceed \$30,000 from August 1, 2026, to July 31, 2027, and authorize the Board Chair to sign the professional service agreement.

Fiscal Impact:

Funding:	Amount Budgeted:
Family Resource Center 11-405-700-3015-6260	\$30,000

Related Fiscal/FTE Comments:

Funds are already in the 2026 CCHHS approved budget, 11-405-700-3015-6260 Family Resource Center

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Crown College - Request for Large Scale Activity (Educational) & Public/Quasi Public Facility (CUP)

RBA Number: 2026-513

Department: Public Services - Land Management

Contact: Donovan Hart, Senior Planner, 952-361-1815

Presenter:

Contract Name & Number:

Meeting Date: June 2, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

File #PZ20260010. On May 19, 2026, the Planning Commission voted (7-0) to recommend approval of Crown College's Conditional Use Permit (CUP) application to amend its Master Plan to allow construction of an approximately 30,000-square-foot Worship and Student Life Center on the college's 171-acre campus located in Sections 5 and 6 of Laketown Township. The proposed building would expand the existing campus, which already includes student dormitories, administrative and classroom buildings, and athletic facilities.

The request meets the standards of Carver County Zoning Code Chapter 152, Sections 152.080 and 152.054. Crown College has operated at this location since 1969, and several CUPs have been approved over the years to support ongoing growth and campus updates. The College enrolls approximately 1,800 students (both online and on-site) and employs 151 full and part-time staff.

The site is unique in that it lies within the Minnehaha Creek Watershed District and is served by a Metropolitan Council sanitary interceptor. As a result, CCWMO watershed

rules and County SSTS regulations do not apply. The Planning Commission's recommendation includes compliance with all applicable Federal, State, and local requirements.

Because the new structure will primarily accommodate activities that already occur elsewhere on campus, Crown College anticipates no significant increase in vehicle traffic. The campus entrance on County Road 92 currently has a turn lane and passing lane. Carver County Public Works has reviewed the request and is not requiring any county road improvements.

The Laketown Township Board supports the request.

The Township Location Map and approved Planning Commission Resolution are attached for the Board's consideration. For additional information, the Planning Commission staff report is available at: [Planning Commission Meeting • Carver County • CivicClerk](#)

Action Requested:

To motion to adopt the Findings of Fact and issue Order #PZ20260010 for the issuance of a Conditional Use Permit.

Fiscal Impact:

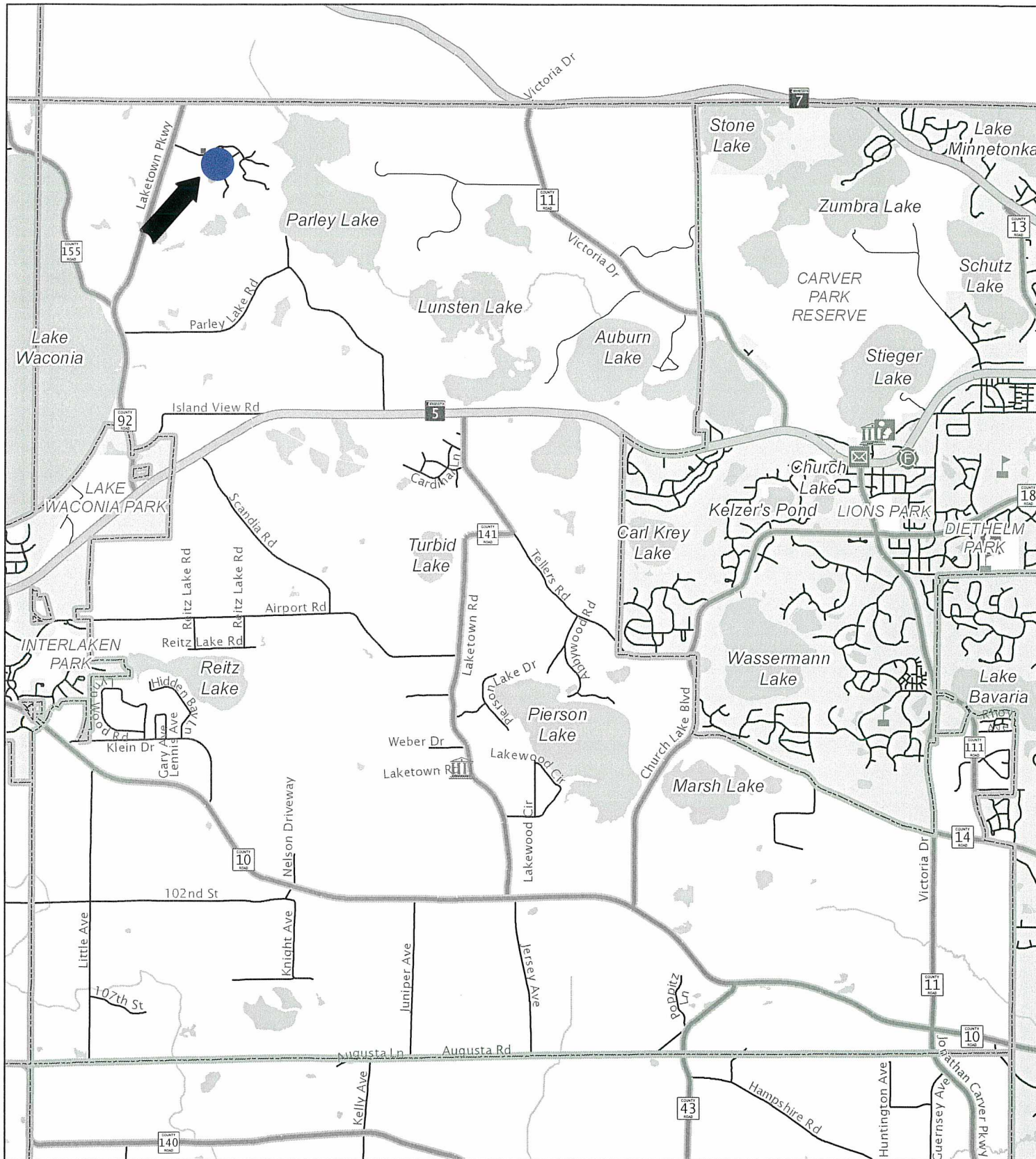
Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

1. 02 Township Location Map
2. CU-PZ20260010 - PLC Resolution - signed

LAKETOWN 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 #: PZ20260010

RESOLUTION #: 26-11

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

FILE #: PZ20260010

APPLICANT: Tim Gillet

OWNER: Crown College

SITE ADDRESS: 8700 College View Dr., St. Bonifacius 55375

PERMIT TYPE: Large Scale Activity (Educational) & Public/Quasi Public Facility

PURSUANT TO: County Code, Chapter 152, Sections 152.080 & 152.054

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCEL #: 07-006-0700

WHEREAS, said application was duly considered at a public hearing held by the Carver County Planning Commission at its regular meeting of May 19, 2026; and,

WHEREAS, the Carver County Planning Commission finds as follows:

1. The campus of Crown College, located on a parcel approximately 171 acres in size, is in Gov't Lots 7 & 8 in the West Half (W½) of Section 5 and South Half (S½) of the Northwest Quarter (NE¼) of Section 6, Laketown Township. The subject property is located on the east side of County Road 92 and is adjacent to Parley Lake. The property is improved with an educational institution (college campus) consisting of multiple administration, classroom, and maintenance buildings as well as several athletic facilities and parking lots that occupy about 72 acres. The site is located in the Agriculture Zoning District, Shoreland District (Parley Lake), and the Minnehaha Creek Watershed District (MCWD).
2. Though established in 1916 in St. Paul, the educational institution now known as Crown College has operated at this site since 1969. Crown College proposes to amend the College's Master Plan and construct a Worship and Student Life Center with a 744-person assembly space. The proposed approximate 30,200-square foot building would be located adjacent to the administration building along West Crown Court. The amended Master Plan also includes a Signage Plan.
3. The 2040 Comprehensive Plan provides for "Large-Scale Activities with Unique Land or Location Needs" (LU-21) as potential land uses. As a secondary educational facility, the college also qualifies as a Public/Quasi-Public Facility. The application by Crown College for a Conditional Use Permit (CUP) is pursuant to Sections 152.080 and 152.054 of the Zoning Code.
4. There have been several CUPs issued to Crown College over the years to authorize the operation of an educational institution on this property. The most recently amended CUP (#PZ20220035) permitted the construction of a 144-suite residential dormitory for college students. Under the County Zoning Code, the college campus is classified as a Large-Scale Activity with Unique Land or Location Needs (Educational). In addition, the land use is designed as Public/Quasi-Public Facilities, consistent with previous CUPs and specifically recognizing the college's educational purpose.
5. Crown College, a post-secondary educational institution, enrolls approximately 1,800 students in a combination of on site and online undergraduate and graduate programs. The College currently employs 151 full and part time staff, with an anticipated annual staffing increase of approximately five percent. Typical

administrative hours of operation are 8:00 a.m. to 4:30 p.m. daily. Residential dormitories and related facilities, including the proposed Worship and Student Life Center, operate 24 hours per day. The proposed facility is not expected to increase average daily vehicle trips, as its regular programming consists of activities currently held in the College's gymnasium.

6. The submitted narrative, dated April 1, 2026, outlines the rationale for construction and proposed use of the new facility. The applicants note that Crown College has held campus worship activities in the existing gymnasium for the past 25 years, but shared use of that space presents operational challenges. The College identifies a long-standing need for a permanent worship space that can accommodate the student population. The proposed two level structure includes a Worship Lobby with Coffee Counter, Worship Space, Catering Kitchen, Toilet Rooms, Green Room, Storage Rooms, Student Lounge Areas, Administrative Offices, and Conference Rooms. The narrative also states that the building will house administrative functions already in use today and anticipates the need for no more than three additional employees over the next 5–10 years, depending on enrollment growth.
7. According to the narrative, the College hosts a range of sporting events, prospective student events, and occasional external events each year that collectively generate up to 4,000 trips, many of which occur internally on the campus roadway system during large fall sporting events. Daily vehicle activity totals approximately 500 trips to and from campus, consisting of roughly 300 employee-related trips and 200 trips generated by off campus students. The narrative states that the proposed Worship and Student Life Center will utilize existing parking lots and that the facility does not increase the number of people on campus. Vehicle access to the site is provided from County Road 92, which is already improved with a right turn lane and bypass lane to serve campus traffic. No changes to the intersection or internal circulation network are proposed as part of this application.
8. Under §152.038(C)(3) of the Zoning Code, churches are required to provide one parking space for every three seats based on the design capacity of the main assembly area. If treated as a stand alone facility, the chapel's maximum capacity of 744 persons would require 248 parking spaces. The narrative reports a campus-wide total of 757 parking spaces, which appears sufficient to meet this requirement. The proposal includes six additional parking spaces adjacent to the building, two of which will be ADA compliant.
9. The Master Plan submitted on April 24, 2026, illustrates the existing layout of the campus and the location of the proposed Worship and Student Life Center. No additional new structures or facilities are proposed in the plan. The campus currently includes the Christian and Missionary Alliance (C&MA) North Central District Office, administration and classroom buildings, student housing, maintenance facilities, an athletic center, a stadium complex, multiple athletic fields, parking lots, internal roadways, and pedestrian trails. No land on the parcel is in agricultural production.
10. Building Elevation Drawings dated April 20, 2026, depict two perspectives of the proposed facility and its relationship to Front Pond, the main administration building, and campus circulation routes. The application also includes a Main Level Floor Plan dated April 22, 2026, which shows the arrangement of the worship area, gathering space with coffee counter, conference room, and restrooms. The standard seating configuration includes 556 chairs, with a maximum design capacity of 744 persons.
11. The applicant submitted a Master Signage Plan dated April 24, 2026. In addition to the existing monument sign approved through a prior CUP amendment (#4756) and variance (#8798), the plan identifies 20 building and facility identification signs and various wayfinding signs located along internal campus roads. The current application includes signage for the main entrance of the proposed building but no new monument signs. Other than the existing monument sign on County Road 92, no signage is visible from adjacent properties or public roadways. Due to the unique nature of the campus within Carver County, staff

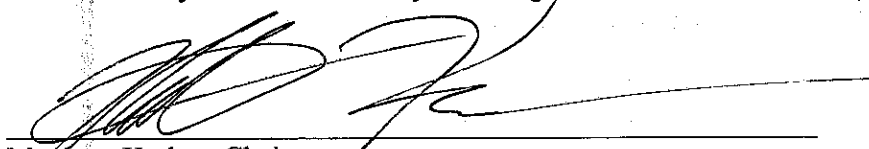
find the signage plan appropriate for a Conditional Use Permit and comply with the intent of the County Sign Regulations.

12. Pursuant to §152.080(C)(6)(d) of the Zoning Code for Recreational Large Scale Activities, the permit must specify the maximum number of persons that may use the facility at one time. The applicant's narrative reports that the largest sporting events on campus can attract up to 2,000 attendees.
13. Drew Pflaumer, Transportation Planning Manager for Carver County Public Works, reviewed the application and reported in an email dated April 29, 2026, that Public Works has no comments on the Crown College proposal.
14. The subject property lies within two miles of the cities of Waconia, Minnetrista, St. Bonifacius, and Victoria. Minnesota State Statute requires that municipalities within two miles of a land use application receive notice and an opportunity to comment. In response, Lane Braaten, Waconia Community Development Director, stated in an April 28, 2026, email that the city had no comments. Jenn Brewington, Victoria Community and Economic Development Director, responded on April 30, 2026, writing: "No comments from us. Looks like a great addition." Eurel Nwachi, St. Bonifacius Administrator/Clerk/Treasurer, reported on May 7, 2026, that the City Council had no comments. As of the preparation of this report, the City of Minnetrista did not provide comments.
15. The Crown College campus is located within the Minnehaha Creek Watershed District (MCWD). All applicable MCWD permits and conditions must be satisfied prior to any excavation or construction.
16. The campus is connected to a Metropolitan Council interceptor sewer line that conveys wastewater to the Shakopee treatment facility. Environmental Services indicates it has no comments. The application narrative states that, according to college officials, the proposed facility will not cause campus sewage flows to exceed the allotment established by the Metropolitan Waste Control Commission. Any required sanitary sewer permits will be administered by the Metropolitan Council. The College's water supply is provided by an on-site well regulated by the Minnesota Department of Health.
17. At their April 30, 2026, meeting, the Laketown Township Board reviewed the CUP request and recommended approval with the following comment:
"On 4-30-2026 Board passed motion 3-0 to recommend approval based on documents and answers to questions posed related to intent of use to reflect no increase in/out of site as it is to be limited for use by existing staff + students for activities that are already part of their schedule + annual calendar. Board requires additional review if building use is desired to change. Follow recommendations re: Met Council, Metro West, Carver Co."
18. 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 allowing Crown College to operate as a Large-Scale Activity (Educational) and Public/Quasi Public Facility on the parcel legally described in Exhibit A. The existing CUP (#PZ20220035) and any other prior permits, amendments or renewals for the Large-Scale Activity (Educational) and Public/Quasi Public Facility, would be terminated upon final approval (and recording) of the new CUP (#PZ20260010). Therefore, CUP #PZ20260010 would supersede any prior approvals. The following conditions should be considered part of the permit:

1. This permit is subject to Administrative Review. Any change in ownership, operator, or operational structure shall trigger a review by the Land Management Department to determine whether an amendment or similar action is required. Proposed owners or operators are encouraged to contact Land Management as early as possible in the transition process. The College shall provide an updated Master Plan to the Land Management Department whenever revisions are made in the future.
2. Operations shall be conducted substantially in accordance with the project narrative (dated April 1, 2026), Master Plan (dated April 24, 2026), Building Elevation Drawings (dated April 20, 2026), Floor Plans (dated April 22, 2026), and Signage Plan (dated April 24, 2026). Standard hours of operation for instructional and administrative activities are 8:00 a.m. to 4:30 p.m. Residential dormitories and related facilities may operate 24 hours per day. Special events and sporting events may occur during evenings and weekends.
3. Any stormwater management, grading, or filling activities shall comply with the requirements of the Minnehaha Creek Watershed District (MCWD) and the Wetland Conservation Act (WCA), as applicable. All required reviews and approvals must be obtained prior to the issuance of any construction or building permits.
4. All structures associated with Crown College operations shall comply with applicable provisions of the Carver County Zoning Code and the State Building Code. Required building permits shall be obtained prior to construction. Any future construction or remodeling shall be reviewed by the Zoning Administrator to determine whether an amendment to the CUP is necessary. In accordance with §152.117 of the Zoning Code, all structures must comply with applicable shoreland and floodplain requirements, including placement of the lowest floor at least three feet above the highest known water level or three feet above the ordinary high-water level, whichever is higher.
5. The permittee is responsible for obtaining and maintaining all required permits from the Department of Health, Department of Agriculture, and any necessary food service permits, as applicable.
6. The permittee shall comply at all times with County standards contained in Chapter 152 (Zoning Code) and Chapter 154 (Sign Regulations) of the Carver County Code of Ordinances.
7. The permittee shall comply with all applicable provisions of Chapter 50: Solid Waste Management of the Carver County Code of Ordinances related to the storage and disposal of solid waste.
8. The permittee is responsible for compliance with all Federal, State, and Local rules, regulations, and permitting requirements.

ADOPTED by the Carver County Planning Commission this 19th day of May, 2026.



Matthew Kerber, Chairman
Carver County Planning Commission



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Baylor Regional Park Long Range Plan: Adoption
RBA Number: 2026-514
Department: Public Works - Parks
Contact: Samuel Pertz, Parks & Trails Supervisor, 952-466-5253
Presenter:
Contract Name & Number:
Meeting Date: June 2, 2026
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The long range plan & vision for Baylor Regional Park has been finalized. Extensive input was garnished throughout the project from various public engagement efforts. The plan has been peer reviewed by Metropolitan Council Parks Planning staff to ensure the plan meets policy requirements. The Park & Recreation Commission and County Board provided critical guidance to the plan and specific development concept options for the park throughout the course of the project. In order for the plan to be officially authorized and adopted, the County Board must take formal action. Additionally, formal action of the Metropolitan Council and its subcommittees of the Metropolitan Parks and Open Space Commission and Community Development Committee is also required.

Recent/Upcoming Formal Process to Plan Adoption

- April 22, 2026 Park Commission: Recommendation to County Board Adoption of Long Range Plan
- April 28, 2026 County Board Work Session: Final Review of Plan
- June 4, 2026 Metropolitan Parks and Open Space Commission Review and Recommendation to Met. Council
- June 15, 2026 Metropolitan Community Development Committee Review and Recommendation to Met. Council

- June 24, 2026 Metropolitan Council Formal Action/Adoption

[Long range plan](#) (full) document available online on [Parks Department planning page](#).

Action Requested:

Motion to authorize the adoption of the long range plan for Baylor Regional Park contingent upon the successful review and adoption of the Metropolitan Council and associated sub committees.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Final Acceptance and Payment to Kamco, Inc. for the 2026 County Wide Crack Seal Project

RBA Number: 2026-512

Department: Public Works - Operations

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

Presenter:

Contract Name & Number: Contract and Bond for 2026 County Highway Crack Sealing Project, Contract 26-066

Meeting Date: June 2, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The 2026 crack sealing program included approximately 32 miles of county roads as shown on the attached map.

All work was completed between April 27 and May 18. Kamco, Inc. provided the labor and equipment to install the crack seal material. Public Works Operations provided the material to complete the crack seal project. County staff authorized a change order in the amount of \$24,000.00 to install approximately one mile of specialized mastic material on highway 11 (see attached map) over cracks that were badly cupped and not suitable for standard crack sealing material. Kamco, Inc. is requesting to finalize the Contract with Carver County including final payment. County staff agree and recommend that the Contract be finalized, and that the outstanding work and retainage be paid in the amount of \$198,252.00.

The original Contract amount was \$174,252.00 and the final Contract amount is \$198,252.00.

Action Requested:

Motion to adopt a resolution accepting all work as complete and authorizing final payment in the amount of \$198,252.00 to Kamco, Inc. of Dassel, MN.

Fiscal Impact:

Funding:	Amount Budgeted:
County Dollars	\$198,252.00

Related Fiscal/FTE Comments:

Included in current budget.

Attachments:

1. Acceptance Resolution (1)
2. 2026_CrackFilling
3. 2026_CrackFilling_Change Order_1_NuvoGap_Mastic_Highway_11

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

Date: June 2, 2026

Resolution No: _____

Motion by Commissioner: _____

Seconded by Commissioner: _____

**COUNTY BOARD ACKNOWLEDGMENT
2026 County Wide Crack Seal Project
FINAL PAYMENT**

WHEREAS, the construction of the 2026 County Wide Crack Seal 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

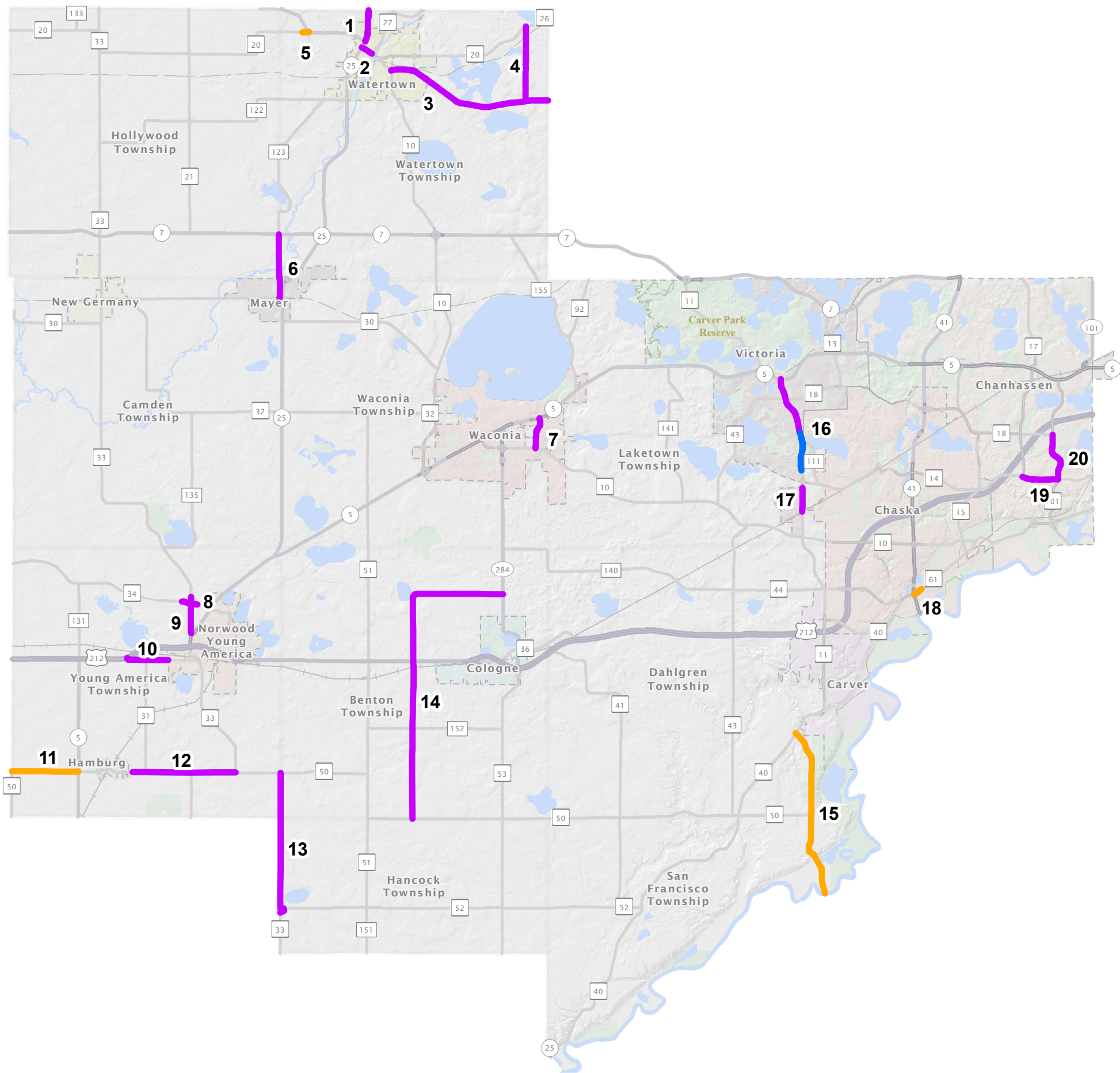
STATE OF MINNESOTA
COUNTY OF CARVER

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 2nd day of June, 2026, now on file in the Administration office, and have found the same to be a true and correct copy thereof.

Dated this 2nd day of June 2026.

Dave Hemze

County Administrator

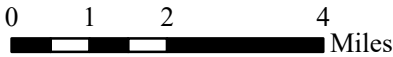


2026 Highway Preservation Plan

Crack Filling

- Rout and Seal
- Clean and Seal
- Nuvo Gap

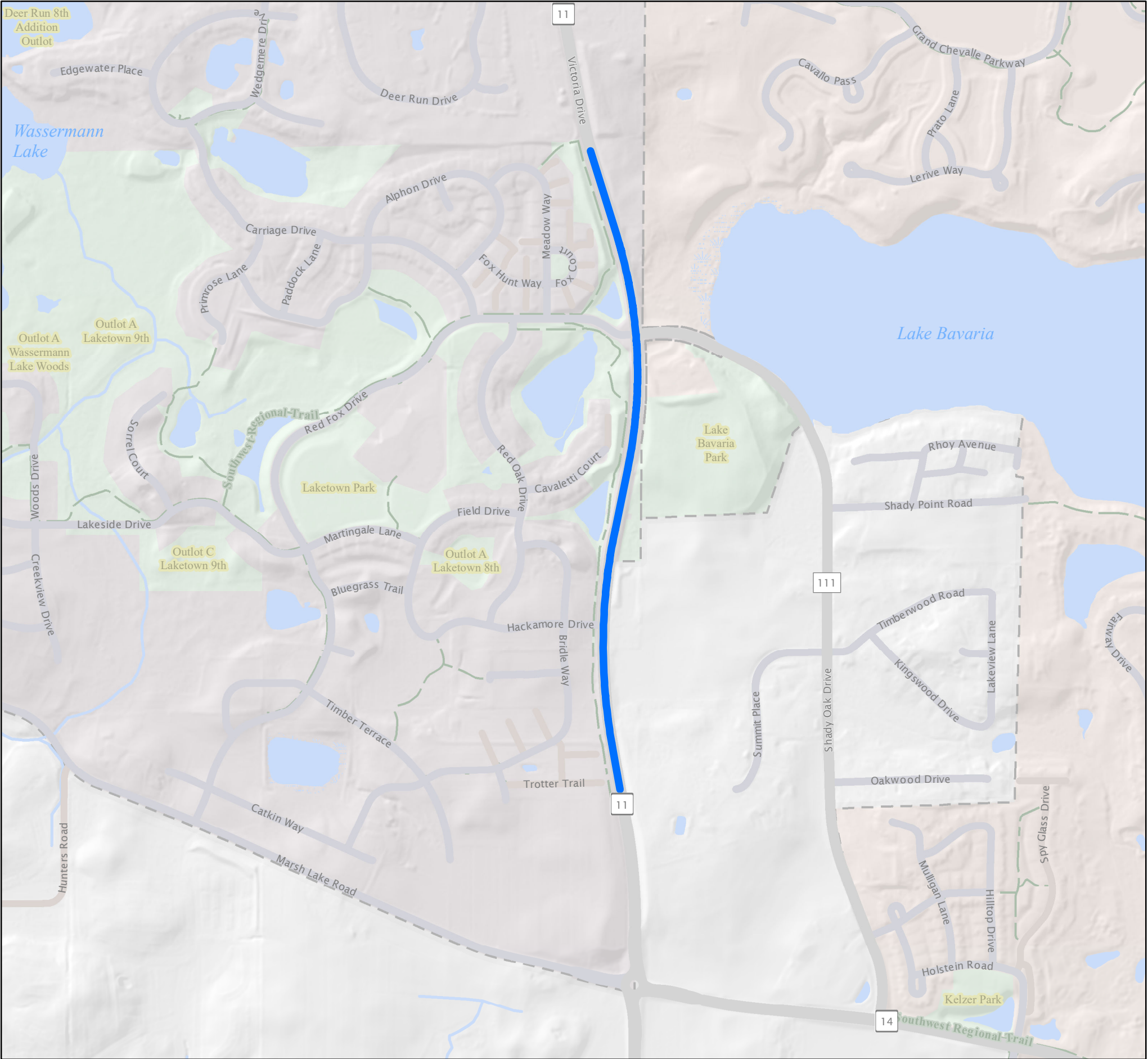
ID	Road	Extent	Length (ft)
1	10	Wright County Line to TH 25	3,721
2	10	TH 25 to west of roundabout	1,321
3	24	CSAH 10 to Hennepin County Line	19,777
4	127	CSAH 24 to CSAH 20	8,798
5	20	Neaton Lane to TH 25	810
6	23	CSAH 30 to TH 7	7,499
7	59	CSAH 10 to TH 5	3,743
8	33 & 34	CSAH 33/34 Roundabout	3,413
9	33	CSAH 33 from TH 5 Roundabout to CSAH 33/34 Roundabout	2,809
10	31	TH 212 to NYA City Limits	4,930
11	50	McLeod County Line to TH 5	7,850
12	50	Hamburg City Limits to CSAH 33	12,130
13	33	Assumption Curve to CSAH 50	16,746
14	153	CSAH 50 to TH 284	36,830
15	11	Scott County Line to CSAH 40	19,700
16	11	North of new CSAH 14 roundabout pavement to TH 5	6,868
17	11	RR XING to south of CSAH 14	2,849
18	61	TH 41 to Bridge	1,200
19	14	CSAH 17 to CSAH 101	3,894
20	101	CSAH 14 to CSAH 18	5,751
Total			170,639



This map was created using a compilation of information and data from various City, County, State, and Federal offices. It 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.



Public Works Division
11360 Hwy 212, Suite 1
Cologne, MN 55322
(952) 466-5200
Created: 12/3/2025



2026 Highway Preservation Plan

Nuvo Gap

 Nuvo Gap

Road	Extent	Length (ft)
11	North of new CSAH 14 roundabout pavement to 1300' N of CR 111	4,600



This map was created using a compilation of information and data from various City, County, State, and Federal offices. It 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.



Public Works Division
11360 Hwy 212, Suite 1
Cologne, MN 55322
(952) 466-5200
Created: 12/4/2025



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Professional Services Agreement for Appraisal Services on the Highway 30 Project

RBA Number: 2026-511

Department: Public Works - Program Delivery

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

Presenter:

Contract Name & Number: 26-249

Meeting Date: June 2, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The Highway 30 Project is a programmed county highway improvement project scheduled for construction during the 2027 construction season. The project extends along Highway 30 from Highway 10 on the East to State Highway 25 on the West and includes shoulder widening, grading, drainage improvements, and pavement resurfacing to improve highway condition, safety, and long-term performance. 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. Kelly Lindstrom is a Certified General Appraiser, and is being recommended to perform the appraisals for the potential 41 parcels involved in the project. Public Works has worked with Kelly Lindstrom in the past with success and was also the only appraiser able to meet the project timeline.

Action Requested:

Motion to approve a Professional Services Agreement with Kelly Lindstrom for a not to exceed amount of \$105,500.00 for appraisal services for the Highway 30 Project,

pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
Wheelage Tax	\$105,500.00

Related Fiscal/FTE Comments:

Included in current budget

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Abatement Request for 20.1050010
RBA Number: 2026-499
Department: Property & Financial Services - Property Taxation
Contact:
Presenter:
Contract Name & Number:
Meeting Date: June 2, 2026
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

When the CCCDA completed their tax exempt application for their acquisition of Carver Place LP, a clerical error was made that will be corrected by the requested abatement.

Per M.S.375.192, subd. 2, if a request for abatements exceeds \$10,000 in abated tax, the County is required to notify the school board and municipality within 20 days. The request would then be forwarded to the County Board for approval.

The Carver County Assessor and Carver County Auditor have approved the application for abatement. The County Auditor sent notification of the request on May 13, 2026.

Below is a breakdown of the taxes to be abated:

County \$5,204.04
City \$7,165.12
School \$7,378.66
Other \$534.18
Total \$20,282.00

Action Requested:

Motion to approve abatement of tax due to exempt classification

Fiscal Impact:

Funding:	Amount Budgeted:

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

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Government Center Project - A/E Professional Services
RBA Number: 2026-493
Department: Public Services
Contact: Nick Koktavy, Assistant County Administrator
Presenter: Nick Koktavy, Assistant County Administrator
Contract Name & Number:
Meeting Date: June 2, 2026
Item Type: Regular Session

Strategic Initiative:

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

Background/Justification:

Carver County completed a master space plan prior to the COVID pandemic. In 2023, the County updated the plan to reflect the evolving space needs due to hybrid work. In October 2024, the County Board approved moving forward with phase one of the plan. This phase is the Government Center Project and includes demo of the 600 buildings, construction of a new three-story building, remodeling of the 602 building and some minor work in the 604 building. In 2025, the County completed the pre-design phase and is currently shifting from planning to implementation.

Carver County went through a competitive process and contracted with Leo A Daly for the original master space plan study. Staff recommend that we continue to use Leo A Daly for Architecture and Engineering (A/E) professional services for the Government Center Project. Since they completed the space study, continuing with this firm would allow for a seamless transition from planning to implementation.

The scope of work would include an engagement process, demolition drawings, phasing analysis, schematic design, design development, construction documents, bidding, construction administration, and closeout. In addition, staff propose including furniture design, specifications and bidding to the scope.

Staff reviewed fee ranges of seven similar government (mostly County) office-type facilities in the region. The architect and engineering fees ranged from 4.5% to over 10% with an average of 8.3%. The particular conditions of a project will influence the types of architecture and engineering services, activities and time required and therefore influence fees. Some of the complexities on our site include extensive construction phasing which leads to longer construction duration, preservation/re-routing of utilities including data lines and HVAC, more complex reviews with adjacent waters, demolition of two primary building structures, renovation of existing 602 building, and construction on a site where soil was previously altered. All of these variables make the Government Center Project complex for architecture and engineering services.

The A/E fees are part of the overall \$82,000,000 project budget. The estimated construction costs for demo, renovation and expansion are estimated at \$65,329,057. The base scope of the project would be performed by Leo A Daly for a fee of 8% of the estimated construction costs as confirmed upon completion of the schematic design phase — estimated to be \$5,226,324. In addition, the County is seeking furniture design, specifications and bidding and estimates the furniture budget to be \$5,226,325. The Leo A Daly fee for furniture design, specifications and bidding would be established at 10% - estimated to be \$522,632.

At the Board meeting, County staff will provide a project overview and update, an overview of the recommended A/E services and seek the County Board's approval for A/E professional services.

Action Requested:

Motion to enter into a contract with Leo A Daly for architecture and engineering professional services for the government center project pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

The A/E fees are part of the overall \$82,000,000 project budget. The estimated construction costs for demo, renovation and expansion are estimated at \$65,329,057. The base scope of the project would be performed for a fee of 8% of the estimated construction costs as confirmed upon completion of the schematic design phase - estimated to be \$5,226,324. In addition, the County is seeking furniture design, specifications and bidding and estimates the furniture budget to be \$5,226,325. The fee

for furniture design, specifications and bidding would be established at 10% - estimated to be \$522,632.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Chaska Downtown Master Plan Task Force
RBA Number: 2026-522
Department: Public Services
Contact: Nick Koktavy, Assistant County Administrator
Presenter: Nick Koktavy, Assistant County Administrator
Contract Name & Number:
Meeting Date: June 2, 2026
Item Type: Regular Session

Strategic Initiative:

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

Background/Justification:

Given the County's projects, including the Government Center and Library, the City of Chaska reached out to Carver County inviting a staff member or elected official to participate in the Downtown Master Plan Task Force.

The City of Chaska Downtown Master Plan Task Force will provide feedback and direction to Chaska city staff and consultants on the update of the Downtown Master Plan. The current plan was adopted in 2012 and the City Council has determined that the plan should be revisited to define the downtown's priorities and objectives looking to the future. The task force will consist of two Chaska City Council Members, a member of the Heritage Preservation Commission, up to two downtown residents, up to two at-large residents, members of the Chaska Downtown Business Alliance, the SW Chamber, SW Transit and potentially other institutions located downtown. The task force is planned to meet approximately four times from June 2026 to early 2027. These meetings will be held in the evening and are anticipated to last two hours each meeting.

County staff are requesting that the County Board appoint a staff member or elected official to participate.

Action Requested:

Motion to appoint _____ to the City of Chaska Downtown Master Plan Task Force.

Fiscal Impact:

Funding:	Amount Budgeted:

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

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Request to amend the Connect Up Carver Expansion agreement with Metronet

RBA Number: 2026-518

Department: Public Services - Information Technology

Contact: Randy Lehs, CarverLink Manager, 952-361-1494

Presenter: Randy Lehs, CarverLink Manager

Contract Name & Number: Contract 26-140 - Amendment to CarverLink Metro Fibernet LLC Construction and Maintenance

Meeting Date: June 2, 2026

Item Type: Regular Session

Strategic Initiative:

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

Background/Justification:

Information Technology requests a three-year extension of the current Connect Up Carver Expansion (CUCE) agreement with Metronet beyond its June 30, 2026, expiration to finish fiber construction. The CUCE project's totals are estimated at \$14.3 million in investment, including a \$2.5 million County contribution. It has three main parts:

1. More than 80 miles of rural fiber infrastructure have been installed, extending service to approximately 440 previously underserved locations throughout the County; substantial completion of this project was achieved in May 2025.
2. A complete fiber buildout within the City of Victoria, which is currently approximately 95% complete.
3. A complete fiber buildout within the City of Chanhassen, which is currently approximately 10% complete.

When the agreement was originally executed, the time required to complete the project was underestimated due to significant changes in the fiber construction industry over the past two years, including labor and material shortages, contractor availability challenges, and market instability related to ongoing federal and state broadband funding program changes. Major projects on highways 212, 7, 41, and the upcoming highway 5, as well as improvements to county roads 10, 11, and 40, have caused delays in construction coordination to prevent costly relocation of fiber infrastructure. This amendment does not increase the County's financial commitment and simply extends the timeline necessary to continue and complete the original CUCE construction efforts already approved under the existing agreement.

Action Requested:

Motion to approve the contract amendment that extends the Connect Up Carver Expansion agreement deadline by 3 years.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

This amendment does not increase the County's financial commitment, it extends the timeline to continue the project.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Health Insurance and SCALE Insurance Pool Feasibility Update

RBA Number: 2026-453

Department: Employee Relations

Contact: Mia Johnson, Employee Relations Business Partner, 952-361-1504
Kerie Anderka, Employee Relations Division Director, 952-361-1570

Presenter: Mia Johnson, Employee Relations Business Partner
Colleen Schumann

Contract Name & Number:

Meeting Date: June 2, 2026

Item Type: Work Session

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

Background/Justification:
Employee Relations and the County’s health insurance broker, Gallagher, will present information regarding the County’s health insurance options and the SCALE insurance pool feasibility study, specific to Carver County.

Action Requested:
Board guidance regarding the topics discussed.

Fiscal Impact:	
Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

None