



**Carver County Board of Commissioners
July 7, 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 June 9, 2026 Board Meeting Minutes and
June 16, 2026 Board of Equalization minutes4-8

1.5. Community Announcements

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

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Good Time Liquors LLC9-10

2.2. Final payment and acceptance of the Highway 50
Pavement Repair Project with Wm. Mueller and Sons, Inc.....11-13

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2.4. New Lower-Potency Hemp Edible Retail Registration for Anna
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(One-Time Special Event)18-27

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	2.12. Professional Services Agreement with Alliant Engineering for Construction Services Support for the Traffic Signal Technologies and ITS Corridor Enhancements Project.....	51-55
	2.13. Request to Hire STOC Nurses for Jail	56-57
	2.14. Joint Powers Agreement with the City of Carver for the Jonathan Carver Parkway Project – Carver Creek Area	60-61
	2.15. Review Health & Human Services and Commissioner Warrants	
9:30 a.m.	3. REGULAR SESSION	
	3.1. Public Hearing - Consider Amendment to the 2040 Comprehensive Plan.....	62-68
	3.2. Legislative Update	69-70
	3.3. CDA Trail's Edge Senior	71-72
	3.4. Designation of Retired Sheriff Badges to Employee Recognition ..	73-74
10:35 a.m.	4. COUNTY ADMINISTRATOR REPORT	
10:40 a.m.	5. CLOSED SESSION	
	5.1. Closed Session for real property acquisition for the Highway 40 Project — Silver/Bevens Creek Area	75-76
11:10 a.m.	6. ADJOURN REGULAR SESSION	

UPCOMING MEETINGS

July 9, 2026	5:30 p.m.	Highway 30 - Goose Lake Area Open House (Mayer Community Center, 413 Bluejay Ave. Mayer)
July 14, 2026	5:00 p.m.	Highway 10 and 11 Projects - Victoria Commercial Area - Open House (Chaska Community Center – The Lodge, 1661 Park Ridge Dr, Chaska)
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
September 01, 2026	9:30 a.m.	Board Meeting *time change
September 08, 2026	9:00 a.m.	*Board Meeting
September 22, 2026	9:00 a.m.	Board Work Session
October 06, 2026	9:00 a.m.	Board Meeting
October 20, 2026	9:00 a.m.	Board Meeting
October 27, 2026	9:00 a.m.	Board Work Session
November 03, 2026	9:00 a.m.	Board Meeting
November 17, 2026	9:00 a.m.	Board Meeting
November 24, 2026	9:00 a.m.	Board Work Session
December 01, 2026	9:00 a.m.	Board Meeting
December 15, 2026	9:00 a.m.	Board Meeting

Carver County

Board of Commissioners

Regular Session Minutes

June 9, 2026

A Regular Session of the Carver County Board of Commissioners was held in the County Government Center, Chaska, on June 9, 2026. Tom Workman, Board Chair convened the session at 9:02 a.m.

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

No Public Comments received.

John P. Fahey moved, and Tim Lynch seconded, to approve the agenda with two amendments: moving Item 2.9 to the regular session and adding Item 2.16 to the Consent Agenda. Motion carried unanimously.

Lisa Anderson moved, Tim Lynch seconded, to approve the minutes of the June 2, 2026, Regular Session. Motion carried unanimously.

Matt Udermann moved, Lisa Anderson seconded, to approve the following consent agenda:

County Board approved renewal of annual tobacco licenses. Board approval is subject to the receipt of all required paperwork, licensing fee paid, signed affidavit, and all delinquent taxes are paid.

County Board approved a new Tobacco License to Carver Tobacco Inc.

Adopted resolution 30-26 vacating that portion of former highway right of way of County State Aid Highway 101 in Section 35, Township 116 North, Range 23 West in the City of Chanhassen.

Approved the professional services agreement with SRF Consulting Group, Inc. for preliminary and final design, environmental investigation and documentation, geotechnical evaluation, utility relocation coordination, project coordination, public engagement and permitting services for the Highway 44 Phase 3 Project in an amount not to exceed \$1,246,183.06, pending finalization of the contract review process.

Authorized the issuance of two separate Certificates of Zoning Compliance (#A20260199 and #A20260200) for the youth and amateur rodeo events scheduled for June 12-13, 2026, and August 7-8, 2026.

Adopted resolution 31-26 to approve award of contract to Concrete Idea, Inc. for the ADA Improvements and ITS Enhancements in the amount of \$1,727,285.50, pending finalization of the contract review process.

Approved the professional services agreement with WSP USA Inc. for preliminary and final design, environmental investigation and documentation, utility relocation coordination, public engagement and permitting services for the Highway 53 Project in an amount not to exceed \$916,738.60, pending finalization of the contract review process.

Approved out-of-state travel for Assistant County Attorney, Kelly Small, to attend the RISE26 national conference in Nashville, Tennessee.

Approved the following staffing changes within the Finance Department: Create 1.00 FTE Senior Payroll & Accounting Specialist, Eliminate 1.00 FTE Senior Payroll Administrator, Create 0.50 FTE Account Technician and Eliminate a vacant 0.50 FTE Accountant position.

Adopted resolution 32-26 to approve right of way acquisition settlement for the Highway 10/41 Project for the property located at PID #: 30.5800010.

Approved the Professional Service Agreement between Carver County Health & Human Services and Next Chapter Technology (NCT) Inc. for implementation, support, and subscription services related to the CaseWorks workflow and document management system, in an amount not to exceed \$756,054 for the time period of June 1, 2026, through December 31, 2030, and authorize the Board Chair to sign the agreement.

Approved a Professional Service Agreement with Wiley Consulting LLC, doing business as Content Services Consulting, to perform required OnBase Data extraction services for the period of June 1, 2026, to June 30, 2027, in the amount not to exceed \$29,750 and authorize the County Board Chair to sign the contract.

Authorized the issuance of a Certificate of Zoning Compliance (#A20260236) for a one-time fundraising concert event on June 28, 2026.

Authorized the issuance of a special event use permit to KABOOM Inc., a function of the Lake Minnewashta Homeowners Association(s), to conduct a professional pyrotechnic display on Friday July 3, 2026 with alternative date of July 5, 2026 contingent upon the successful completion of the County Parks & Recreation special use permitting policy and contingent upon the review and recommendation of the Park Commission at the June 10, 2026 regular meeting.

Reviewed June 5, 2026, Community Social Services' actions/Commissioners' warrants in the amount of \$185,861.00.

Motion carried unanimously.

Dave Frischmon, Financial Services Division Director outlined participation in the State Performance Measurement Program and highlighted key metrics across major service areas, including public safety, public works, health and human services, elections, veteran's services, libraries, finance, and environmental recycling.

Tim Lynch moved, John P. Fahey seconded to adopt resolution 33-26 and the Performance Measures- 2026 Report. Motion carried unanimously.

COUNTY ADMINISTRATOR REPORT – Dave Hemze, noted that there is a Joint Work Session at noon today in Scott County. The Board of Equalization meets next week on June 16, and the next Regular Session of the Board is scheduled for July 7.

Lisa Anderson moved, Tim Lynch seconded, to adjourn the Regular Session at 9:34 a.m. and go into Work Session to discuss the County Trails CIP and an Update on National Opioid Settlement Investments: Carver County Jail Medication for Opioid Use Disorder (MOUD) Program Impact. Motion carried unanimously.

Dave Hemze
County Administrator

CARVER COUNTY BOARD OF APPEAL AND EQUALIZATION

June 16, 2026

The County Board of Appeal and Equalization met this day as required by law. Present were Board members: Tom Workman, Chair, Tim Lynch, Vice Chair, John P. Fahey, Matt Udermann, Lisa Anderson and Crystal Campos, County Auditor.

Tim Lynch moved, John P. Fahey seconded, to adopt Robert's Rules of Order for the County Board of Appeal and Equalization. Motion carried unanimously.

Ryan Johnson, County Assessor, administered the County Board of Equalization - Oath, to Board members & County Auditor.

Johnson presented on the 2026 Carver County assessment and explained it is based on sales from October 2024 through September 2025, with the Department of Revenue applying additional market trend adjustments. Most of the assessed value changes reflect 2025 inspection and permit activity.

Residential property values rose about 4%, with slight increases in median and average home prices, though high mortgage rates continue to limit sales. Around 6,000 more parcels now qualify for the homestead market value exclusion. Commercial values were flat after two years of growth, despite several new or planned retail and service projects. Industrial property remained strong, up about 3.8% with significant new construction and high demand. Multifamily values increased 6%, supported by over 1,000 new units in development. Agricultural values fell about 3.2%, though Green Acres values rose slightly, and ag land continues to be converted for development.

Assessment quality stayed strong with no State Board corrections and mid-90% ratios. Taxable market value rose from \$23.9 to \$25.2 billion, while new construction dipped to \$524 million. The office handled 615 appeals, mostly residential and is staffed by a mix of senior, commercial, and residential appraisers, trainees, and administrative support.

Tom Desautel, 3681 Cavallo Pass, Chaska, moved to the city in 2019 after previously living in Minnetonka. He reports a 63% increase in value, with taxes rising from \$7,000 to \$20,000. He reviewed 2018–2023 sales over \$700,000 in his neighborhood and others and is seeking a reduction based on comparable properties.

Tom Cooper, Carver County appraiser reviewed the assessment, outlining how permits, property features, market conditions, sales data, and inspections contributed to the valuation. The home sold for \$868,440 in 2019. Adjustments also reflect lake and golf course access, which are assessed differently. The concluded market value assessment for 2027 is \$1,470,000.

Pam Undestad of 11980 Salem Ave., NYA, presented an overview photo of her property and raised concerns about its agricultural classification. She believes all portions should qualify as Ag land because she owns them, though the property is currently split into three parcels with two PIDs. She noted recent maintenance to the roof and siding and expressed the view that the County should apply a uniform 3% increase to all homes. Pam stated that her 2027 value of \$470,000 should be reduced to \$430,000.

Jessica Pike, Senior Appraiser reviewed the Undestad assessment, noting multiple conversations with Pam and the opportunity for an interior review, which was not completed. She explained the agricultural classification rules, affirmed the assessed value at \$481,400, and recommended reclassifying the under-10-acre parcel as residential. Jessica also discussed potential parcel combination options and advised Pam to seek additional information regarding tax implications.

Tom Workman moved, Tim Lynch seconded to keep the assessment at \$481,400 and delay the classification from Ag to Residential on the Pam Undestad property. Motion carried unanimously.

Tom Workman moved, and Matt Udermann seconded, to set the assessed value of the DeSautel property at \$1,200,000. After discussion, the Commissioners agreed to modify the amount. Tom Workman moved, Matt Udermann seconded, to set the assessed value at \$1,300,000. Motion carried unanimously.

Matt Udermann moved, Tim Lynch seconded, to adjourn the County Board Appeal and Equalization meeting at 11:07 a.m. Motion carried unanimously.

Dave Hemze
County Administrator



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: New Lower-Potency Hemp Edible Retail Registration for Good Time Liquors LLC

RBA Number: 2026-579

Department: Property & Financial Services - Elections & Licensing

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

Presenter:

Contract Name & Number:

Meeting Date: July 7, 2026

Item Type: Consent

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

Background/Justification:
A Lower-Potency Hemp Retail Registration application was received from Good Time Liquors LLC, located at 400 Faxon Rd NYA MN 55368. They have received their Lower Potency Hemp Edible Retailer License from OCM effective March 18, 2026–March 18, 2027, and are seeking registration with Carver County.

Action Requested:
Approval of the County Board to issue Lower-Potency Hemp Retail Registration to Good Time Liquors LLC. Issuance is subject to receipt of all required paperwork, fees paid, and all delinquent taxes paid.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

The County's Ordinance limiting the number of Cannabis Retail Registrations does not apply to Lower-Potency Hemp Edible Retail Registrations.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Final payment and acceptance of the Highway 50 Pavement Repair Project with Wm. Mueller and Sons, Inc.

RBA Number: 2026-588

Department: Public Works - Program Delivery - Construction

Contact: Derek Maine, Senior Engineering Technician, 952-466-5216

Presenter:

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

Meeting Date: July 7, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Request for Board Action: Highway 50 Pavement Repair Project

The Highway 50 Pavement Repair Project has reached successful completion. This project addressed a 500-foot segment of pavement beginning at the Hamburg city limits and extending east along Highway 50. Prior to construction, the roadway lacked adequate cross-slope to properly drain, causing water to pool on the driving surface following rain events and creating a safety hazard for motorists. The completed work has corrected these drainage deficiencies and restored proper roadway function.

Contractor Selection

The contract was awarded to WM Mueller and Sons, Inc. through a competitive bidding process. The original low bid was \$168,097.80, approximately 28% above the engineer's estimate of \$131,044.50.

Project Costs

- Original Low Bid: \$168,097.80
- Final Contract Cost: \$168,613.50

Project Status and Recommended Board Action

Construction is now complete. Carver County staff recommends project acceptance and authorization of final payment to WM Mueller and Sons, Inc. The remaining payment due to close out the contract is \$3,913.64.

Action Requested:

Motion to adopt a resolution issuing final payment to WM Mueller in the amount of \$3913.64.

Fiscal Impact:

Funding:	Amount Budgeted:
County Levy	\$168,613.50

Related Fiscal/FTE Comments:

Included in current budget

Attachments:

1. Acceptance Resolution

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

Date: July 7, 2026

Resolution No: _____

Motion by Commissioner: _____

Seconded by Commissioner: _____

**COUNTY BOARD ACKNOWLEDGMENT
Highway 50 Repair Project
FINAL PAYMENT**

WHEREAS, the construction of the Highway 50 Repair Project have 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 7th day of July, 2026, now on file in the Administration office, and have found the same to be a true and correct copy thereof.

Dated this 7th day of July, 2026.

Dave Hemze

County Administrator



Carver County Board of Commissioners
Request for Board Action

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

RBA Number: 2026-591

Department: Property & Financial Services - Elections & Licensing

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

Presenter:

Contract Name & Number:

Meeting Date: July 7, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The Chaska Rotary Club, 1 City Hall Plaza, Chaska, MN, has applied for a 1 Day to 4 Day Temporary On-Sale Liquor License. They are planning an event for Friday, November 13, 2026, through Sunday, November 15, 2026. The event will be held at Sun Meadow Farm, 16315 Jonathan Carver Pkwy, Carver, MN 55315. The officers are Matt Podhrasky (President); Ryan Siebert (Vice President); Kristy Miklas (Secretary); Patricia Schaffran (Treasurer) and Erin Kerber (Chairperson). There are no delinquent taxes owing on this property.

Action Requested:

Motion to approve the 1 Day to 4 Day Temporary On-Sale Liquor License application for the Chaska Rotary Club for Friday, November 13, 2026, through Sunday, November 15, 2026.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: New Lower-Potency Hemp Edible Retail Registration for Anna Tobacco Victoria LLC

RBA Number: 2026-585

Department: Property & Financial Services - Elections & Licensing

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

Presenter:

Contract Name & Number:

Meeting Date: July 7, 2026

Item Type: Consent

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

Background/Justification:
A Lower-Potency Hemp Retail Registration application was received from Anna Tobacco Victoria LLC located at 7974 Victoria Dr Victoria MN 55360. They have received their Lower-Potency Hemp Edible Retailer License from OCM effective May 15, 2026–May 15, 2027, and are seeking registration with Carver County.

Action Requested:
Approval of the County Board to issue Lower-Potency Hemp Retail Registration to Anna Tobacco Victoria LLC. Issuance is subject to receipt of all required paperwork, fees paid, and all delinquent taxes paid.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

The County's Ordinance limiting the number of Cannabis Retail Registrations does not apply to Lower-Potency Hemp Edible Retail Registrations.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Anna Tyler - Third Annual Carver County Recovery Fest (One-Time Special Event)

RBA Number: 2026-586

Department: Public Services - Land Management

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

Presenter:

Contract Name & Number:

Meeting Date: July 7, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

File #A20260240. Anna Tyler has requested a One-Time Administrative Special Event Permit for a faith-based festival celebrating substance-use recovery. The event, titled Recovery Fest, is in its third year and will feature entertainment and live music. It is scheduled for Saturday, August 8, 2026, in Section 27 of Waconia Township. The event is similar to previous events held on the Tyler and Anna Taylor property, located at 9750 Orchard Road, Cologne, MN.

The festival would include a bounce house, children's activities, catered food, booths from local organizations and vendors, live music, and inspiring testimonies of hope and transformation. Event setup is planned to begin on Friday, August 7 with the main event occurring on Saturday, August 8, 2026, from 12:00 PM to 9:00 PM. Cleanup would occur immediately after the event concludes. All parking for volunteers and attendees would be accommodated on-site in open grass meadow areas, as shown on the submitted site plan.

The applicant has provided an operation narrative and site plan. The event is insured for up to 500 attendees. All required documentation has been submitted, including a waste

disposal contract and confirmation of sanitation facilities/portable restrooms.

The Carver County Sheriff's Department has been notified and has no objections to the proposed event. The Waconia Town Board reviewed the request at their June 22, 2026, meeting and recommended approval without additional concerns or conditions.

Per the County Zoning Code, a maximum of three special event permits may be issued per property each year with County Board approval.

Action Requested:

A motion to authorize the issuance of a Certificate of Zoning Compliance (#A20260240) for the Recovery Fest event scheduled for August 7-8, 2026.

Fiscal Impact:

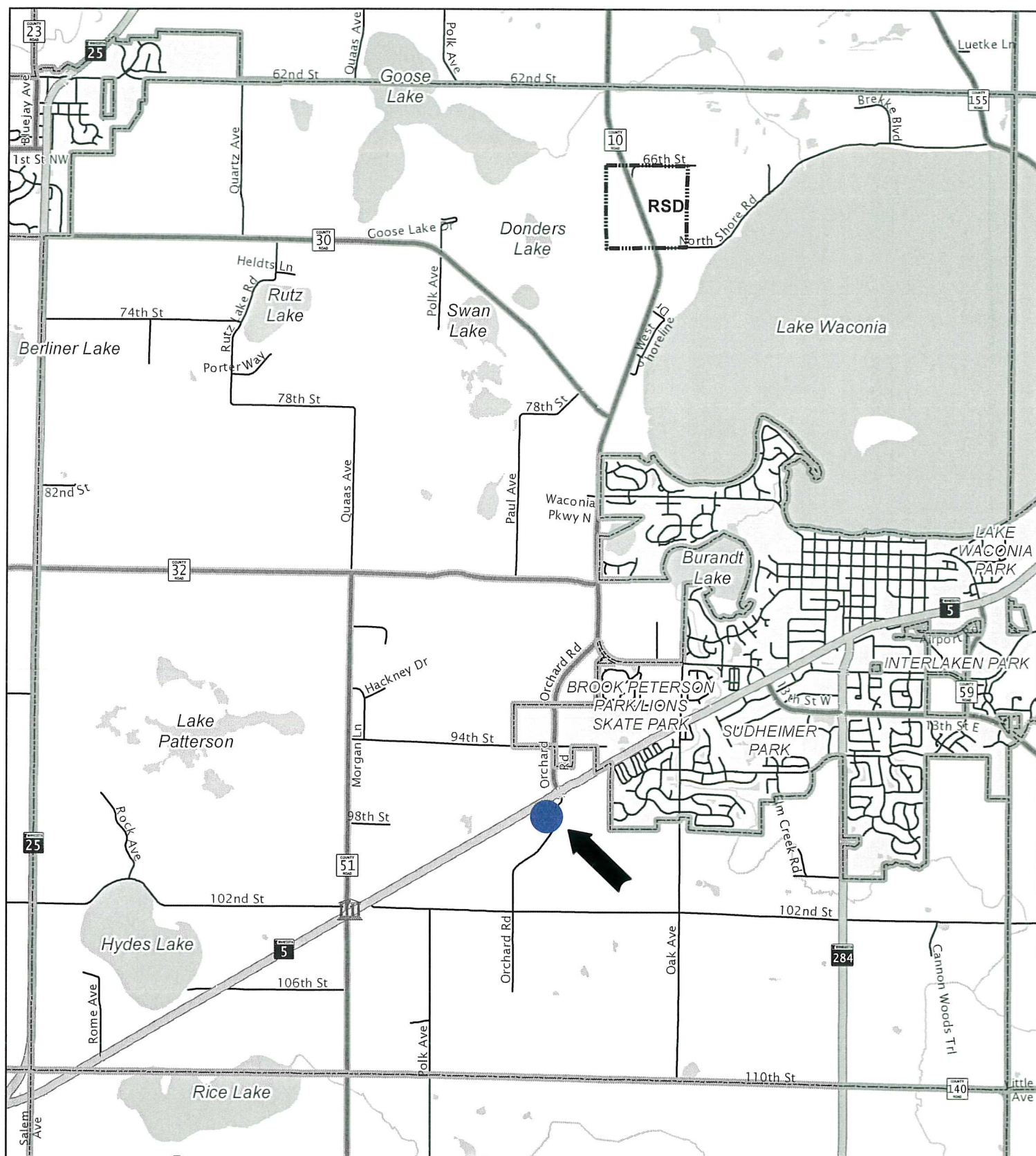
Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

1. Waconia Township Location Map
2. Recovery Fest Certificate Draft
3. Narrative
4. Recovery Fest Site Plan

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
CERTIFICATE OF ZONING COMPLIANCE

FILE/CERTIFICATE # A20260240

DATE ISSUED: July 7, 2026

TYPE OF CERTIFICATE: ONE TIME SPECIAL EVENT – Recovery Fest

This Certificate of Zoning Compliance is issued for a faith-based family event celebrating substance-use recovery (Carver County Recovery Fest) to be held on Saturday, August 8, 2026. The event will take place entirely on property owned by Phillip and Anna Tyler.

Event setup will begin on Friday, August 7, with festivities continuing through Saturday, August 8. The main event will occur from 12:00 PM to 9:00 PM that day. The event includes live music and entertainment, a Kids' Corner with fun activities for children, food trucks and booths from local vendors and organizations, raffles and giveaways, and inspiring testimonies of hope and transformation.

This event is allowed with a Certificate of Zoning Compliance, pursuant to Chapter 152, section 152.074 (B)(6) of the Carver County Code. **This certificate is issued to:**

**Anna Tyler
9750 Orchard Road
Cologne, MN 55322**

And is not transferable to another person or to another parcel of property.

Purpose of Certificate: To certify that the permittee and/or organization to which this certificate is issued is permitted and authorized to hold the Carver County Recovery Fest event on Saturday, August 8, 2026, in Waconia Township, in accordance with the conditions listed on this permit and the Chapter 152, Section 152.074 (B)(6) of the Carver County Code.

THE FOLLOWING CONDITIONS ARE ATTACHED AND MUST BE COMPLIED WITH:

1. The Permit is valid only for the weekend of August 7-8, 2026.
2. The event must be conducted in accordance with the application details and attached site map.
3. A minimum of four (4) portable restroom units shall be available on site for the duration of the event.
4. Event sponsors are responsible for ensuring that all trash and litter are collected and removed during and after the event.
5. Clear access for emergency vehicles must be maintained throughout the event site at all times.
6. All parking must be provided on site, as described in the application.

7. No parking shall be allowed on Orchard Road. In the event of wet weather, the permittee is responsible for ensuring Orchard Road clear of mud and debris.
8. The permittee must submit a copy of the Certificate of Liability Insurance to the Land Management Department prior to the event.
9. Any amplified music must cease at 9:00 PM.
10. The permittee must notify the following parties of the event dates prior to the event:
 - Adjacent residents
 - Waconia Town Board
 - Carver County Sheriff's Office
11. The permittee must comply with all requirements established by the appropriate authorities for the duration of the event.

Lauren Whetstone
Land Management Planner

THIS CERTIFICATE IS ISSUED FOR THE WEEKEND OF AUGUST 7-8, 2026, AND IS NOT EFFECTIVE UNTIL SIGNED:

I HAVE READ THE ABOVE CONDITIONS AND AGREE TO FOLLOW THEM. I REALIZE THAT FAILURE TO ABIDE BY THE CONDITIONS IS A VIOLATION OF THE ZONING ORDINANCE. I AGREE THAT THE ZONING ADMINISTRATOR OR A DESIGNATED REPRESENTATIVE MAY ENTER UPON THE SUBJECT PROPERTY TO CHECK FOR COMPLIANCE OR FOR REVIEW PURPOSES. I ALSO UNDERSTAND THAT THIS IS NOT A BUILDING PERMIT AND THAT OTHER PERMITS MAY BE REQUIRED.

Anna Tyler

Date

EXHIBIT "A" – LEGAL DESCRIPTION

PID NUMBER: #09-027-1700

FILE#A20260240

APPLICANT: Anna Tyler

That part of the Southwest Quarter of the Northwest Quarter of Section 27, Township 116 North, Range 25 West, Carver County, Minnesota, which lies Southerly of the South right-of-way line of State Trunk highway No. 5, except the following:

1. A strip of land 100 feet in width, the same being 50 feet in width on each side of the centerline of the main track (now removed) of the Minneapolis and St. Louis Railway Company (now the Chicago and Northwestern Transportation Company) as said main track centerline was originally located over and across the said Southwest Quarter of the Northwest Quarter, Section 27, Township 116, Range 25.
2. A parcel of land described as follows; Commencing at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 27; thence Easterly along the South line of said Southwest Quarter of the Northwest Quarter of said Section 27 a distance of 233.11 feet to a point; thence Northerly on a bearing of North 1 degree 3 minutes and 30 seconds East a distance of 253.95 feet to a point on the South right-of-way line of the former right-of-way of the Minneapolis and St. Louis Railroad as originally established; thence Southwesterly along the Southerly right-of-way of said former railroad right-of-way as originally established to a point on the Westerly line of said Southwest Quarter of the Northwest Quarter of Section 27; thence South along the West line of said Southwest Quarter of the Northwest Quarter of said Section 27 to the point of beginning.
3. Beginning at a point at the center of the former Minneapolis and St. Louis Railroad right-of-way as originally established and as referred to above, where said centerline intersects the center of a township road running along the Easterly line of the Southwest Quarter of the Northwest Quarter of Section 27; thence South 75.67 feet, along the centerline of said township road; thence West 33 feet to the actual point of beginning for this description, which is the point of intersection of the Southerly limit of said former railroad right-of-way and the Westerly limit of the right-of-way of said township road; thence South 188.76 feet along the Westerly limit of said township road; thence West 147.58 feet; thence North 106.40 feet to the Southern limit of said former railroad right-of-way; thence Northeasterly along the Southern limit of said railroad right-of-way a distance of 169.01 feet to the point of beginning for the tract described as Exception No. 3.
4. The tract of land herein conveyed is subject to an easement for access and roadway purposes 20 feet in width over and across the land hereby conveyed and which lies 10 feet on either side of the following described centerline: Commencing at the Northeasterly corner of the tract of land described as Exception No. 2 above; thence Southerly, along the East line of said tract, 10 feet to the point of beginning of the centerline to be described; thence Northeasterly, parallel to the former right-of-way line of the Minneapolis and St. Louis Railroad right-of-way as originally established, to a point which is 10 feet Westerly of the tract of land described in Book 44 of Deeds, page 302, Office of the County Recorder, Carver County, Minnesota (Exception No. 3 above); thence South 106.40 feet to a point; thence East a distance of 147.58 feet to the Westerly line of the township road described in said Exception No. 3 above and there terminating.

I. Event Background

This will be the 3rd annual Carver County Recovery Fest featuring something for everyone. There will be **resources** to help people on their recovery journey, a **Kids' Corner** to keep the little ones entertained, **Live Music** and **Entertainment**, **Food** trucks and local vendors, **Raffles** and **Giveaways & Testimonies** of hope and transformation

II. Event Objectives

Whether you're seeking resources, support, or simply want to celebrate recovery, this event will have something for you. This is to bring awareness and end stigma related to recovery, to provide resources to those affected by substance use and allow a safe, comfortable, family friendly event.

III. Targeted Audience

Anyone. Those in recovery, those affected by substance use, those who work in the field of recovery, family, friends, neighbors. The entire community.

IV. Event Plan

A. LOCATION

1. 9750 Orchard Rd., Cologne, MN – Property of Phillip and Anna Tyler
(See attached Site Location picture)

B. DATE & TIME

1. August 8th, 2026, 12pm -9pm

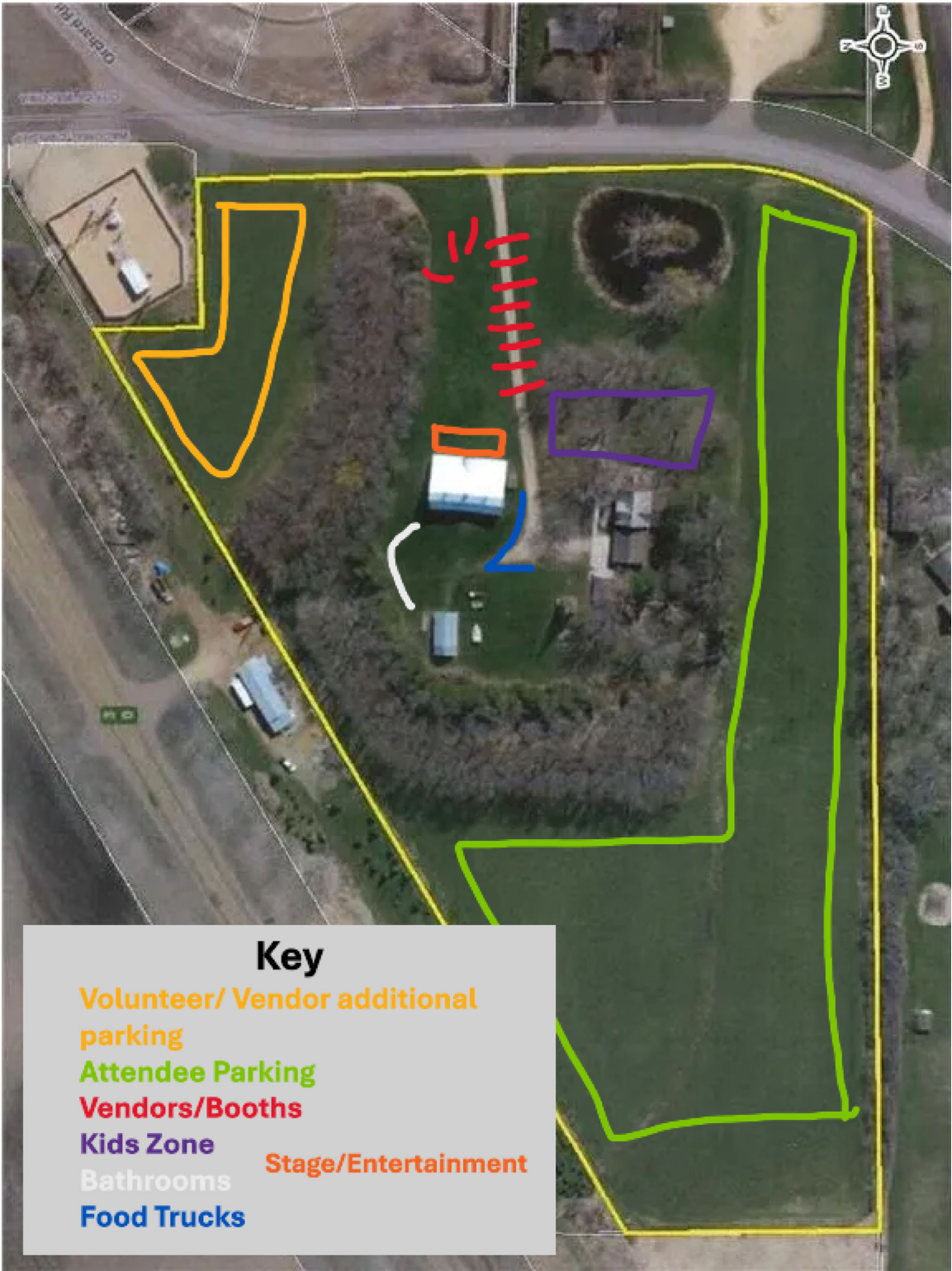
C. EVENT FLOW

1. August 7th – set up of tents/chairs, and stage, bounce houses, drop-off of Biffs/set-up, parking marked off
2. August 8th (9:00am) – Volunteers arrive to help with additional set-up, parking.
3. August 8th (11:00pm) – Vendors & food trucks arrive for set-up
4. August 8th (12pm) – Event start.
5. August 8th (8:30pm- 9pm) – wrap up and end.

D. ADVERSE IMPACT TO ENVIRONMENT/ NEIGHBORS

1. Sanitary Biffs will be brought in by K & K Fun time out of Watertown, MN. They will drop off and remove. There will be 4 regular biffs, and 1 handicap accessible biff provided.
2. Garbage cans will be provided throughout the property for proper disposal of trash. Volunteers will be in place to assess the property throughout the day to help pick up and dispose of any litter. There will be a dump trailer provided to gather all trash once clean up has completed.
3. Music will be ending around 8pm. Based on the projected time for sunset, outdoor lighting will not be necessary. Volunteers will be available to assist anyone to their cars.

4. Since this is an “all day” event, we project crowd numbers of 500 or more, coming and going throughout. We will have volunteers set up to help maintain the parking either on the north or south side parking lots (see attached site picture with key.) There is one main access to the property, which is the driveway. However, in case of emergency, there is plenty of room for emergency vehicles to enter from any side.





Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: BH Aggregates - Mining and Land Reclamation (IUP)
RBA Number: 2026-589
Department: Public Services - Land Management
Contact: Donovan Hart, Senior Planner, 952-361-1815
Presenter:
Contract Name & Number:
Meeting Date: July 7, 2026
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

File #20260013. On June 16, 2026, the Planning Commission voted unanimously to recommend approval of the Interim Use Permit (IUP) application submitted by B.H. Aggregate Services, Inc. (Joe White). The application seeks authorization to remove approximately 474,000 cubic yards of sand and aggregate material, primarily for the Highway 212 project, and to conduct on-site materials processing. This request amends the original IUP issued in May 2025 by expanding the mining area and extending the permit duration to the end of 2027, due to delays associated with the Hwy 212 reconstruction project.

The subject property consists of approximately 85 acres located in Section 30, Watertown Township. Approval of the request by the County Board would terminate the previous IUP (PZ20250010) upon the recording of the new IUP (PZ20260013).

Sand mining and materials hauling are anticipated during the 2026–2027 construction seasons. Because of the distance between the mining site and the project area, the proposed haul route utilizes County and State roads. Aggregate material may also be transported to other locations for processing or distribution. The IUP prohibits project-related truck traffic on gravel township roads.

Mining activities must conclude by December 31, 2027. Materials processing is limited to the 2026 and 2027 construction seasons. Following completion of mining, aggregate processing, and land reclamation, the approximately 12-acre operational area will be fully restored and returned to agricultural use.

Before any activity begins, the applicant must obtain a permit from the Carver County Water Management Organization (CCWMO). The permittee is also required to meet all relevant Minnesota Department of Transportation (MNDOT) safety requirements for the Highway 7 and County Road 23/123 intersection, in addition to County Public Works access permit requirements. The IUP would be terminated once all permit conditions are satisfied. The Watertown Town Board supports the request. For consideration by the County Board, the Township Location Map and the Planning Commission's Resolution are attached. The staff report from the June 16, 2026, Planning Commission meeting is also available for review at: [Planning Commission Meeting • Carver County • CivicClerk](#)

Action Requested:

A motion to adopt the Findings of Fact and issue Order #PZ20260013 for the issuance of an Interim Use Permit.

Fiscal Impact:

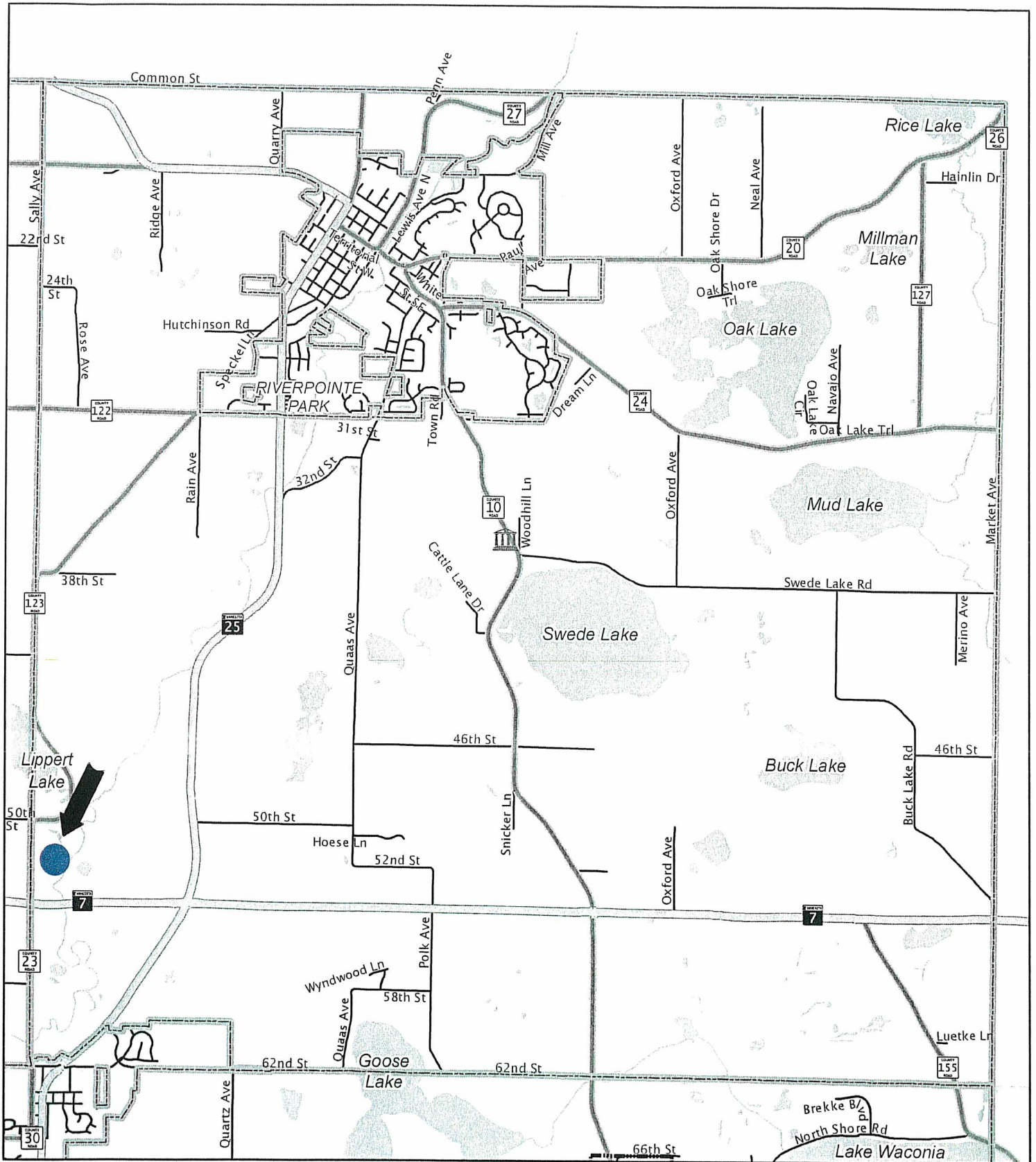
Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

1. 02 Township Location Map
2. IUP-PZ20260013 - PLC Resolution-signed

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.

0 1 2 Miles



Map Created by Carver County GIS

**COUNTY OF CARVER
PLANNING COMMISSION RESOLUTION**

FILE #: PZ20260013

RESOLUTION #: 26-12

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

FILE #: PZ20260013

APPLICANT: Joe White (B.H. Aggregate Services, Inc.)

OWNER: Thomas and Jody Luebke

SITE ADDRESS: 5385 Co Rd 123, Mayer, MN 55360

PERMIT TYPE: Mining and/or Land Reclamation

PURSUANT TO: County Code, Chapter 152, Section(s) 152.081 and 152.082

LEGAL DESCRIPTIONS: See attached Exhibit "A"

PARCEL #: 10-030-1100

WHEREAS, said application was duly considered at a public hearing held by the Carver County Planning Commission at its regular meeting of June 16, 2026; and,

WHEREAS, the Carver County Planning Commission finds as follows:

1. Thomas and Jody Luebke own an approximately 85-acre parcel located in the West Half (W½) of the Southwest Quarter (SW¼) of Section 30, Watertown Township. The parcel is improved with a single-family dwelling, several accessory and agricultural structures, and a feedlot operation (CUP #PZ20030066). It is located within the Agricultural Zoning District, the Shoreland Overlay District of the Crow River, the Floodplain Overlay District of the Crow River, and the Carver County Water Management Organization (CCWMO) - Crow River watershed.
2. An existing Interim Use Permit (IUP #PZ20250010, attached) was issued for the property to allow a gravel mining operation for the extraction, processing, and recycling of sand and gravel resources to support private and public construction projects in the area, including the reconstruction of Highway 212. Joe White of B.H. Aggregate Services, Inc. is requesting an amendment to the IUP to expand the mining area to approximately 13.07 acres, increase the daily vehicle trips, and extend the aggregate excavation deadline to December 31, 2027, with excavation activities to be completed by May 31, 2028. Although the permit was originally permitted in 2024, no aggregate material has been hauled from the site to date.
3. Sections 152.081 and 152.082 of the Carver County Zoning Code allow mining and/or land reclamation involving 10,000 cubic yards or more as an Interim Use Permit (IUP).
4. The current IUP (#PZ20250010) authorizes topsoil stripping, sand and gravel excavation, material screening, aggregate recycling/crushing and stockpiling activities within an approximate 9.67-acre area. Mining equipment would be located on the floor of the excavation area and is moved as necessary to support operations. Excavation is conducted using excavators and a backhoe, reaching an approximate depth of 30 feet below the existing grade.

Authorized operating hours are 6:30 AM to 8:00 PM, Monday through Saturday, for the duration of the permit. Aggregate excavation must conclude by December 31, 2027, with restoration of the operational area completed by May 31, 2028. Typical on-site staffing, including employees and suppliers, ranges from six to

ten workers. The original IUP (#PZ20240025), issued in 2024 in anticipation of Highway 212 project needs, was terminated upon issuance of the current permit.

5. The applicant's engineer, Carlson McCain, Inc., has submitted the IUP application, supporting documentation, and site plans for the request. The project narrative (dated June 2, 2026) outlines the mining operation and reclamation plan. Proposed site activities include topsoil stripping, sand and gravel excavation, material screening and crushing, concrete and asphalt recycling, and stockpiling. These activities also involve transporting concrete and asphalt rubble to the site.

As with the existing permit, material processing equipment would be placed on the floor of the mine and relocated as needed. "Prior to excavation of a mine floor, recycled aggregate crushing activities will occur at the northern end of Phase 2 Mining Area. A temporary sediment basin will be installed downslope of the crushing activities until the floor of the mine is excavated."

6. The project narrative identifies proposed mining equipment including excavators, front-end loaders, bulldozers, haul trucks, conveyors, and crushers. Excavation would be completed with a backhoe to an approximate depth of 30 feet below existing grade. The narrative specifies that no dredging or dewatering activities would occur. It also outlines operational procedures related to site safety, housekeeping, noise mitigation, and dust control.

Proposed hours of operation are 6:30 AM to 8:00 PM, Monday through Saturday. On-site staffing, including employees and suppliers, would typically range from six to ten workers. The proposed end date for excavation activities under the permit is December 31, 2027, with reclamation of the operational area to be completed by May 31, 2028.

7. The Processing Plan (dated May 28, 2026) outlines the proposed crushing operations. B.H. Aggregates is requesting an amendment to the IUP to allow a portion of the current mining area to be used for material storage and for crushing and recycling of aggregate for public construction projects. Proposed operations would utilize a primary crusher, a secondary crusher, conveyors, and a stacking conveyor to transport processed materials to stockpiles.
8. Most processed material would consist of on-site resources identified in the original mining proposal, supplemented as needed with imported recycled concrete or asphalt. Crushing activities would occur for a maximum of six weeks per year during the approved operating hours (6:30 AM to 8:00 PM, Monday through Saturday). The operation would require two additional employees and is proposed only for the 2026 and 2027 construction seasons. The addition of recycled materials could generate approximately 15,000 additional cubic yards of material per year; however, the applicant does not anticipate an increase in the maximum daily hauling rates. While specific routes may vary depending on project destinations, trucks are expected to travel south on County Road 123 to State Highway 7, then proceed east or west as needed. The applicant has confirmed that no haul routes will extend south on County Road 23 through the City of Mayer.
9. Carlson McCain, Inc., has provided supporting documentation and updated site plans for the IUP amendment. The Mining Plan (dated June 2, 2026) identifies proposed locations for the crusher, conveyor system, and stockpile area within the 13.07-acre excavation footprint. Site access for mining vehicles would remain at the existing field entrance on County Road 123 at the northern end of the pit, which has been improved as a "highway site entrance."

The applicant estimates the mine will export approximately 473,900 cubic yards of material. The proposed pit maintains the required 500-foot setback from adjacent residential house not located on the subject property and the required 50-foot setback from property lines. A minimum 8-foot-tall berm is proposed

along the southwestern and western boundaries to screen mining activities. Additional screening is provided by existing tree cover, agricultural buildings, and the depth of excavation.

10. Wetlands are present on the subject property. Proposed mining activities are located primarily outside the required 300-foot setback from wetlands along the Crow River, as identified by the project engineer using U.S. Fish & Wildlife Service mapping resources. The closest proposed activity includes a 70-foot setback to the Type 3 wetlands in the northeast part of the mining area and a Type 6 wetland approximately 164 feet southeast of the mining area.

Mining within the 300-foot setback is permitted if a plan is submitted to “improve public value(s), in conjunction with any Wetland Conservation Act requirements.” The narrative states that post-development restoration grades would be flatter than existing contours, resulting in slower stormwater runoff and reduced erosion potential to the South Fork of the Crow River and nearby wetlands. The Wetland Conservation Act (WCA) Technical Evaluation Panel has reviewed the submitted site plans and has expressed no concerns with the proposed setbacks in the northeast portion of the site. No mining activities are proposed within the Crow River floodplain.

11. The project narrative includes estimated average daily trip (ADT) projections for the mining operation. Under typical conditions, the applicant estimates approximately 392 trips per day for aggregate hauling and reclamation fill, representing roughly 2,800 cubic yards of material. Under high-demand conditions, hauling could increase to 560 trips per day for approximately 4,000 cubic yards of material. Site workers generate a small number of additional trips, resulting in an estimated total ADT of about 398 under average conditions and 570 under peak activity.

Trip generation assumes an average truck load of 18.1 cubic yards and approximately 180 hauling days per year. Actual volumes may vary depending on market demand and recycling activity. Estimated peak-hour traffic includes 57 trips between 7:00–8:00 AM and 46 trips between 3:00–4:00 PM, with a “worst-case” scenario of up to 60 trips per hour.

12. The Reclamation Plan (dated June 2, 2026) outlines proposed post-mining contours. Following excavation, approximately 33,000 cubic yards of topsoil and non-granular overburden, along with an estimated 382,200 cubic yards of imported soils, will be placed to achieve final grading. The parcel is enrolled in the Agricultural Preserve program, and the zoning code allows mining when the land is restored to agricultural use. The narrative states that “the final land use for the mining areas will be returned to agricultural.”

The reclamation plan appears to meet zoning standards and will undergo review by the Soil & Water Conservation District and the Carver County Water Management Organization (CCWMO) to ensure compliance with all applicable requirements.

13. The applicant proposes the use of white-noise backup alarms on equipment to help mitigate noise impact, along with the implementation of circular traffic patterns for loading to minimize backup movements. Additionally, the processing equipment would be located on the mine floor when created, below the surrounding ground surface, providing additional noise reduction for nearby properties.
14. The Interim Use Permit (IUP) would terminate upon the occurrence of the following: a change in ownership, exhaustion of aggregate resources, or December 31, 2027. Permit #PZ20260013 would not be considered fully terminated until all reclamation activities are completed to the satisfaction of the approved CCWMO permit requirements, zoning code standards, and the release of any applicable financial securities.

15. Matthew Steele, Carver County Feedlot Officer, reviewed the proposal and determined that it would not have any impact on the existing feedlot Conditional Use Permit.
16. County Road 123, under Carver County Public Works jurisdiction, provides access to the site. Earlier this year, County Public Works issued Access Permit #AC2026-009 on May 21, 2026 to formally allow hauling trucks and worker vehicles access to use the entrance. Drew Pflaumer, Transportation Planning Manager with Carver County Public Works, was sent the application materials (dated June 2, 2026) since the materials contained significantly greater truck traffic numbers.. At the time of writing this staff report, had not submitted review comments. Review comments may be available at the June 16th Planning Commission meeting.
17. The application materials were submitted to the Minnesota Department of Transportation (MnDOT) for review of potential safety needs at the County Road 123/Highway 7 intersection. At the time of this report, no comments had been received. The permittee must comply with any MnDOT requirements related to use of a State right-of-way.
18. A CCWMO permit is required, and Stormwater Management standards would need to be met as part of site reclamation. The applicant would need to secure a permit with the Planning and Water Management Department and develop an appropriate restoration phasing plan. A Pollution Prevention Plan has been submitted for review.

Paul Moline, Public Services Deputy Director, provided comments on behalf of the CCWMO and the Soil & Water Conservation District in an email dated June 5, 2026. Key requirements include:

Sediment and Erosion Control

- *Silt fence must be installed and maintained according to what is shown in the Mining Plan.*
- *The minimum 8-foot perimeter berm shown in the Mining Plan must be stabilized must be seeded and temporarily stabilized with straw mulch, hydroseed, erosion control blanket, or similar BMP.*
- *Soil and material tracked onto the roadway must be removed by the end of the work day, or more frequently if needed. If tracking becomes problematic, then tracking mitigation measures, such as lengthening of the rock rumble strip and/or installation of steel track out grates, or other measures as needed, must be implemented. Previously disturbed areas outside of the operational area needing to be fully vegetated.*

Stockpiles

- *Soil stockpiles should be seeded and stabilized with a form of temporary stabilization such as straw mulch, hydromulch, erosion control blanket, etc...*

Mining & Operational Area

- *Mining and processing will take place only in areas as shown on plans.*
- *The total operational area of mining activities will not exceed 15 acres.*

Topsoil Management

- *The old topsoil standard specification is referenced in the plans. The project must adhere to the new standard specification.*

19. Alex Selle, Support Hydrologist with the Minnesota Department of Natural Resources (MnDNR), was provided with the application materials but had not submitted review comments at the time of this report. Comments may be available at the June 16 Planning Commission meeting.

20. The Watertown Town Board reviewed the request and recommended approval during their June 1, 2026, meeting, noting in their statement, “Per the above request – recommend approval of the amendment.”
21. 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 Interim Use Permit application for mining, aggregate crushing/processing, and land reclamation activities on the property legally described on the attached Exhibit “A.” The previous IUP (#PZ20250010) would be terminated upon final approval (and recording) of the new IUP (#PZ20260013). Therefore, IUP #PZ20260013 would supersede any prior approvals. The following conditions should be considered part of the permit:

GENERAL REQUIREMENTS:

1. The permit is subject to compliance review. The Interim Use Permit (IUP) is issued to B.H. Aggregates. The permit allows for extraction limited by the approximate 13.07-acre mining area, and it is not transferable to another property owner and/or allowed for leasing activity. The permit shall terminate upon the exhaustion of the aggregate mining, or upon a change in ownership, or mining activities shall cease by December 31, 2027 (with restoration occurring by May 31, 2028), whichever occurs first. However, Permit #PZ20260013 shall not be considered terminated until all reclamation areas have been completed to the satisfaction of the approved Carver County Water Management Organization (CCWMO) permit and Zoning Code standards and the financial security has been released, if applicable.
2. The owner of the property must comply with the Carver County Feedlot Ordinance standards and the approved conditions of CUP #PZ20030066.
3. The Permittee shall comply with all Carver County Public Works and MnDOT access requirements. Mining and/or similar disturbance shall not occur within 50 feet of the public right-of-way. The Permittee shall receive all required permits for work within the public right-of-way prior to the initiation of construction activities.
4. The Permittee shall comply with any/all CCWMO rules and regulations including but not limited to, grading, vegetation (w/maintenance) and landscaping plan(s). An erosion/sediment control plan and stormwater management plan for site restoration, screening, vegetation and maintenance shall be prepared and implemented in accordance with the CCWMO Water Management guidelines and the Wetland Conservation Act (WCA) before mining commences, if applicable. Any and all site improvements shall be completed pursuant to Chapter 153 – Water Resource Management. Permittee shall obtain a National Pollutant Discharge Elimination System (NPDES) permit as required by the Minnesota Pollution Control Agency (MPCA).
5. Permittee shall obtain and maintain a Non-generator’s Certificate or contact the Environmental Services Department to obtain a Hazardous Waste Generator’s License, if required.
6. The Permittee shall always comply with the County standards as detailed in Chapter 152 – Zoning Code and Chapter 154 – Sign Regulations. The Permittee shall not exceed the allowed square footage of signage on the property.
7. Permittee agrees to defend, indemnify and hold harmless the County, its officers and employees against any and all liability, loss, costs, damages and expenses which the County, its officers or employees may hereafter sustain, incur, or be required to pay arising out of the certificate holder’s performance or failure to

adequately perform its obligations pursuant to this permit, or arising out of a dispute as to the ownership of the property.

OPERATIONAL REQUIREMENTS:

These requirements combined with the most current Site and Operational Plans shall govern the mining operation.

1. The mining activity shall operate in accordance with the submitted project narrative, Mining Plan and Reclamation Plan (dated June 2, 2026), Processing Plan (dated May 28, 2026) any/all CCWMO permit approval(s) (i.e. stormwater infiltration, BMPs, site vegetation and plantings, and site reclamation), and any/all Watertown Township conditions, Carver County Public Works access requirements/right-of-way standards. If there are any inconsistencies between previously submitted versions, the terms of the most recent shall prevail and shall be considered requirements of this permit. The mining activity shall be operated and maintained in accordance with the Carver County Zoning Code (i.e. screening, noise mitigation, etc.) These plans shall be attached to and be considered part of this permit.
2. The hours of operation shall be from 6:30 AM to 8:00 PM Monday through Saturday. Mining and processing shall not occur on Sundays or federally observed holidays, unless for emergency related purposes (i.e., flooding, etc.). Crushing of recycled materials shall take place for no more than 8 weeks per calendar year, during regular hours of operation. Crushing and processing of material may only occur during the 2026 and 2027 construction seasons.
3. The construction equipment located on-site includes, but is not limited to: front-end loaders, backhoes, excavators, bulldozers, skid steers, and haul trucks. Other processing equipment includes: classifying screens, crushers, and conveyors.
4. No township (gravel) roads shall be used in the haul route for trucks involved with the proposed mining and/or crushing activity.
5. Existing drainage patterns shall not be altered if possible; if alteration is unavoidable, the alteration shall not adversely affect surrounding properties and/or cause erosion or sedimentation.
6. The permittee shall submit to the Land Management Department quarterly tonnage calculations, in order to document all aggregate material(s) removed from the site.
7. Vertical faces shall be kept to a minimum except during the actual mining operation and pursuant to the County Zoning Code. Mining below the water table shall only be allowed pursuant to Minnesota Pollution Control Agency (PCA), Minnesota Department of Natural Resources (DNR), and/or any other State or Federal regulations. No mining or grading shall take place within the floodplain overlay district of the Crow River. (FEMA floodplain elevation is 945.1 feet)
8. If internal access roads are used to the extent that dust becomes a problem for surrounding properties, the access roads shall be treated with water and calcium chloride.
9. All storage of equipment and materials used in the operation shall be kept within the operational area to minimize visual exposure to areas outside the mining area.
10. The Permittee shall comply with the noise pollution requirements/standards of the Minnesota State Rules Chapter 7030. White noise backup alarms shall be installed and maintained on all Permittee owned mining equipment operating at the site, as well as establishing circular traffic patterns for loading to reduce backup movements.

11. No trash, garbage, waste, construction debris, or other similar materials shall be deposited in or near the operational area.

RESTORATION REQUIREMENTS:

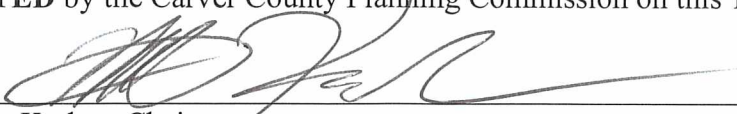
1. The design of the restored areas must be according to standards of the Zoning Code and the CCWMO Water Management Rules. To the extent possible, restoration shall be staged such that the exhausted phases of the operation are stabilized and have established vegetation. Said design may be subject to revisions and modifications by the Land Management Department and Carver County SWCD.
2. The Permittee must maintain existing vegetation wherever possible and implement erosion control as required by the CCWMO Rules permit. The Permittee is responsible for obtaining a CCWMO Permit regarding stormwater management and site reclamation of all aggregate mining areas. If a CCWMO Permit is not obtained within six (6) months of the County Board's approval, File #PZ20260013 shall be suspended until the appropriate permit is obtained. A financial security for erosion control/restoration shall be held by the CCWMO for the duration of the project/permit.
3. Topsoil and overburden required for restoration shall be maintained and shall be preserved from erosion or other loss. Only material necessary for restoration may be hauled to the site. Said material shall be incorporated into site restoration immediately or stockpiled according to the site plan. (Restoration shall not take place below the FEMA floodplain elevation of 945.1 feet)

PERFORMANCE SECURITIES & INSURANCE REQUIREMENTS:

1. Permittee shall provide a performance security (pursuant to Section 152.082 (C) 5 (ii)) in a form acceptable to the County, naming the County as an obligee. The security shall be drafted to be effective for at least three months after the annual anniversary dated of this point. Performance Surety amount required - \$10,000.00 per acre of open mining activities (i.e., mining, staging, and restoration areas).
2. The conditions of the surety shall be that if the Permittee fails to conform to any of the conditions or requirements of this permit or for any reason ceases to operate the facility in accordance with the provisions of this permit and the County is required to expend monies, labor, or material to bring the operation into conformance with the permit or to perform restoration as provided in this permit due to non-performance by the Permittee, the County may utilize the performance security for reimbursement for any and all expenses incurred to remedy such failure of the Permittee.
3. Permittee shall submit a Certificate of Insurance with coverage provided by an insurance company duly licensed by the State of Minnesota indicating that the Permittee has in force coverage for General Liability, Automobile Liability, Loading and Unloading, Completed Operations Liability, Explosion and Collapse of Underground Operations Liability including a minimum limit of liability in the amount of \$2,000,000 for any one occurrence. The Certificate of Insurance shall include Workers' Compensation Insurance or Permittee shall sign an appropriate affidavit regarding employee status and submit it to the Land Management Department. The Insurance Certificate(s) described above shall carry an irrevocable notice to the County by the carrier 30 days prior to any change, modification, lapse, or cancellation of the policies required.
4. Insurance coverage required above shall be kept in effect for the duration of the permit. If the permit is to be terminated, insurance shall be maintained until the completion of restoration and return of the performance security.

5. The obligor and its sureties hereby indemnify and save the County harmless from all losses, costs, and charges that may occur to the County because of default.

ADOPTED by the Carver County Planning Commission on this 16th day of June 2026.

A handwritten signature in dark ink, appearing to read 'M. 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: Appointment to Personnel Board of Appeals
RBA Number: 2026-609
Department: County Administration
Contact: Dave Hemze, County Administrator, 952-361-1526
Presenter:
Contract Name & Number:
Meeting Date: July 7, 2026
Item Type: Consent

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

Background/Justification:
An application has been received from Lisa Herges for the Carver County Personnel Board of Appeals. There is currently one vacancy on this Board and the applicant can reside in any district.

Action Requested:
Motion appointing applicant Lisa Herges to the Carver County Personnel Board of Appeals.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Donation to the Carver County Sheriff's Reserves
RBA Number: 2026-537
Department: County Sheriff - Administration
Contact: Kate Miner, Administrative Services Manager, 952-361-1065
Presenter:
Contract Name & Number:
Meeting Date: July 7, 2026
Item Type: Consent

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

Background/Justification:
\$1000.00 was donated to the Sheriff's Office Reserves program by Podium Sports Marketing, Inc.

Action Requested:
Approve the acceptance and use the funds toward the Sheriff's Office volunteer Reserves.

Fiscal Impact:	
Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:
\$1000 will go into 02-204-000-0000-5756

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Petition to Annex County Owned Parcels into Waconia
RBA Number: 2026-543
Department: Public Services
Contact: Nick Koktavy, Assistant County Administrator
Presenter:
Contract Name & Number:
Meeting Date: July 7, 2026
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

A privately owned parcel off of Airport Road next to Laketown Elementary School will be annexed from Laketown Township and into the City of Waconia. The County owns adjacent parcels and, for orderly annexation and planning purposes, it would be good for the County to petition for the following parcels to also be annexed into the city (see attached map for reference):

- PID 070200110 is 34.65 acres and mostly wetland. There are about 10 acres that are outside the wetland that could be combined with the 46 acre parcel that the County owns to the North. This could be used for a future county building and/or for development.
- PIDs 070200140, 070200010, 070200150, and 070200020 are county-owned parcels for future roads in the area.
- PID 070200130 is for a future stormwater pond.

Carver County requests that the City of Waconia annex the above listed parcels into the city pursuant to Minnesota Statute 414.0325 and the Laketown Orderly Annexation Agreement No. 76-47 between Laketown Township, City of Chaska, City of Victoria and

City of Waconia, as amended. As part of the process, the County will attend a Laketown Township meeting on July 13, and the City will hold a public hearing on July 20.

Action Requested:

Motion to authorize the Assistant County Administrator to submit the necessary paperwork to petition the annexation of Carver County owned parcels: 070200110, 070200130, 070200140, 070200010, 070200150 and 070200020 into the City of Waconia from Laketown Township.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

The cost to process the petition is \$900 and will be funded through the Public Services Administration budget.

Attachments:

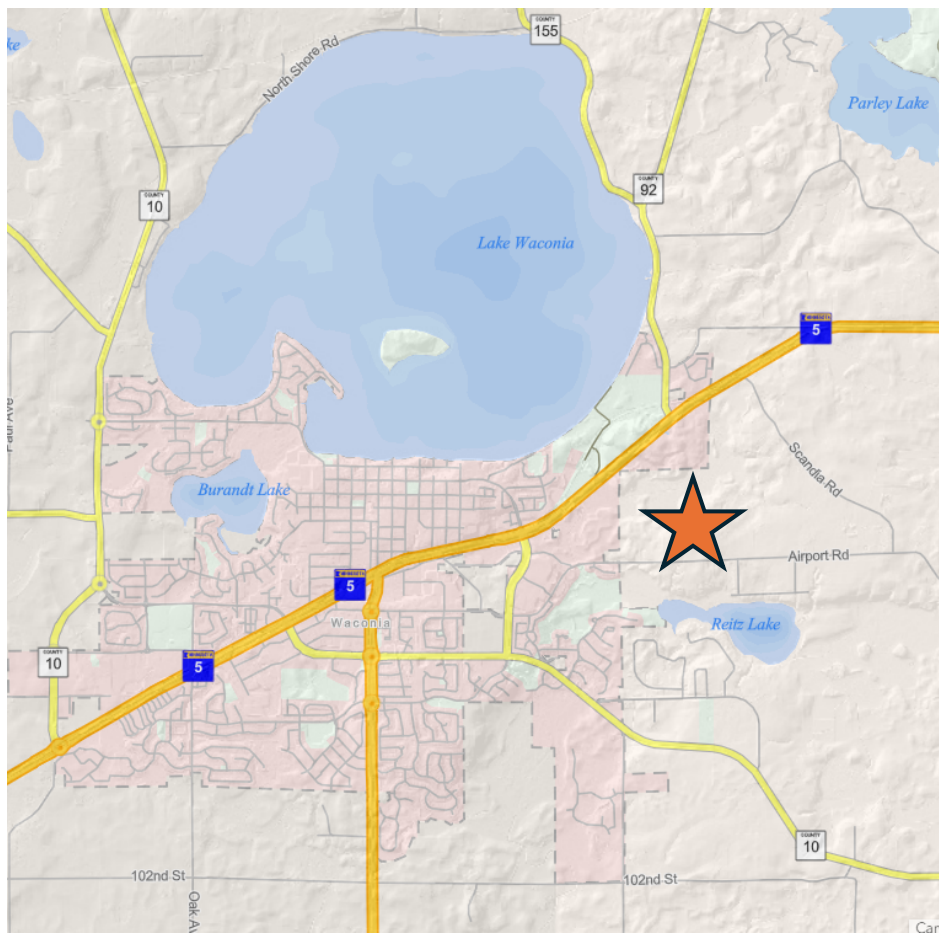
1. Maps of County owned Parcels to Annex into City of Waconia

Map of County owned Parcels to Annex into City of Waconia

Area in orange is County owned parcels to annex into City of Waconia. Area highlighted in green is the privately owned parcel that is being annexed into the city.



Map with general location in City of Waconia.





Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Agreement with the City of Chanhassen for 2026 Aquatic Invasive Species (AIS) Watercraft Inspections

RBA Number: 2026-584

Department: Public Services - Planning & Water Management

Contact: Andrew Dickhart, AIS Program Coordinator, 952-361-1871

Presenter:

Contract Name & Number: 26-280 Watercraft Inspection Agreement — Chanhassen

Meeting Date: July 7, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Carver County has partnered with the City of Chanhassen for more than ten years to provide aquatic invasive species (AIS) prevention services at public water accesses within the city. Through this partnership, Carver County coordinates and administers watercraft inspection services to help prevent the introduction and spread of aquatic invasive species, protect local water resources, and support compliance with Minnesota AIS regulations.

The proposed agreement is an annual contract that outlines the scope of services to be provided during the 2026 boating season, including inspection schedules, locations, and associated costs. The agreement continues an established and successful partnership between Carver County and the City of Chanhassen and supports ongoing AIS prevention efforts on city lakes and public water accesses. The City of Chanhassen notified staff that they approved this agreement on May 28.

Approval of this agreement will allow Carver County to continue providing watercraft

inspection services on three lakes within the City (Ann, Susan, and Lotus).

Action Requested:

Request for approval of the 2026 Watercraft Inspection Agreement with the City of Chanhassen pending contract review.

Fiscal Impact:

Funding:	Amount Budgeted:
City of Chanhassen	\$52,000

Related Fiscal/FTE Comments:

The City of Chanhassen will reimburse the county for watercraft inspections at \$22/hour up to \$52,000. The estimated average 2026 wage with fringe benefits is \$20.24/hr. The difference between the contracted rate and hiring wage is to capture a portion of County overhead costs, including program supervision, hiring, etc.

City of Chanhassen funding includes contributions from the Lotus Lake Conservation Alliance and the Riley Purgatory Bluff Creek Watershed District.

For 2027, the County's State Prevention Aid for AIS is being reduced from \$140K to \$70K. That reduction does not impact this agreement for 2026. As the 2027 budget process moves forward, will need to make program, service and funding decisions related to the delivery of the AIS program.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Professional Services Agreement with WSB Engineering for Fishing Pier Site Design & Accessibility: Lake Waconia Regional Park

RBA Number: 2026-535

Department: Public Works - Parks

Contact: Samuel Pertz, Parks & Trails Supervisor, 952-466-5253

Presenter: Samuel Pertz, Parks & Trails Supervisor

Contract Name & Number: 26-267 PSA with WSB

Meeting Date: July 7, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Design and engineering services are needed to advance the programmed and funded park improvement of a fishing pier and accessibility connections at Lake Waconia Regional Park. Carver County successfully received a competitive grant for \$125,000 from the Metropolitan Council to support the design, purchase, and installation of a fishing pier at Lake Waconia Regional Park which will expire on 12/31/2027. This amenity is consistent with the long-range development vision for the park and addresses public demand for increased water-based recreational access. This RBA authorizes only the professional design and engineering services necessary to complete pre-construction planning which will include:

Assess site conditions and accessibility needs

Prepare construction-level plans to support pier installation

Identify required routes, surfaces, and structural elements to integrate the pier

with existing park infrastructure

Support scheduling the pier purchase and aligning the long lead time (expected 2027 delivery) with the next construction season

WSB Engineering has assisted with landscape architecture for past phases of park development and offers the most efficient opportunity to proceed with this work.

This RBA does not authorize the purchase of the pier unit nor its construction/installation. Those actions will be brought forward separately once design and engineering is completed, full project costs are determined and project financing has been identified.

Action Requested:

Motion to approve a \$73,105.00 professional services agreement with WSB Engineering for design and engineering services related to construction and installation of a public fishing pier at Lake Waconia Regional Park subject to completion of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
SG-25P7-03-02	\$73,105

Related Fiscal/FTE Comments:

A \$125k executed grant agreement with the Met Council for SG-25P7-03-02 is filed. This grant has been amended to extend through and sunset on 12/31/2027, This project needs to advance at this time to utilize the secured funds. The remaining \$52K in grant funds (\$125k grant less \$73k engineering services = \$52k) will be used to purchase a portion of the pier which has an estimated cost of \$75k. The remaining \$23k cost for the pier (\$75k cost less \$52k available grant funds= \$23k) plus project costs related to site improvement and other amenities, will be funded by redirecting Parks budget line items. A future RBA will be prepared seeking approval of the purchase and installation of the pier along with a related budget amendment which will recommend available funding sources for the purchase and installation of a Lake Waconia Regional Park pier.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Professional Services Agreement with Alliant Engineering for Construction Services Support for the Traffic Signal Technologies and ITS Corridor Enhancements Project

RBA Number: 2026-606

Department: Public Works - Program Delivery - Construction

Contact: Chad Clemens, Construction Manager, 952-466-5210

Presenter:

Contract Name & Number: Professional Services Agreement for 2026 ITS Corridor Enhancements project with Alliant - Contract #26-296

Meeting Date: July 7, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The Traffic Signal Technologies and ITS Corridor Enhancements Project will improve traffic signal systems, Intelligent Transportation Systems (ITS) equipment, and select pedestrian accessibility features at several intersections throughout Carver County. The project includes upgrades to existing traffic signals, added or improved technology to help monitor and manage traffic, and select Americans with Disabilities Act (ADA) improvements where pedestrian facilities are being updated. These improvements will help support safer and more reliable traffic operations while also improving pedestrian access at key intersections.

Alliant Engineering is the appropriate partner to support Carver County as the project moves from design into construction in 2026. Their team already has a strong understanding of the project through their design work, including the goals, site conditions, and technical needs of the traffic signal and ITS improvements. Having the same team assist during construction will reduce the time needed to get up to speed,

lower the risk of misunderstandings, and help make sure the project is built as intended.

The County's request for assistance with observation and inspection of traffic signal components, related equipment, ADA-related improvements, and contract administration support aligns well with Alliant's experience. Their staff has specialized knowledge in traffic signal inspection, ITS equipment, and construction-phase troubleshooting. Alliant's proposed scope also clearly defines responsibilities, with Carver County continuing to lead project management, contract administration, staking, and general inspection, while Alliant provides targeted support for the more technical traffic signal and ITS work.

Alliant's proposal provides a transparent hourly structure with a detailed breakdown of anticipated work. This gives the County flexibility, cost control, and clear accountability throughout the 2026 construction season. By selecting Alliant Engineering for construction services support, the County will benefit from consistent expertise, reliable inspection of complex traffic signal systems, and a partner already familiar with the project.

Action Requested:

Motion to approve a professional services agreement with Alliant Engineering for construction services support for the Traffic Signal Technologies and ITS Corridor Enhancements Project, pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
County Levy	\$84,812.00

Related Fiscal/FTE Comments:

Included in fund 32, road and bridge budget

Attachments:

1. Alliant Proposal



June 8, 2026

Shelby Sovell
Assistant Public Works Director, Operations Engineer
Carver County Public Works

Via Email: ssovell@carvercountymn.gov

RE: **Carver County 2026 ITS Corridor Enhancements Project**
S.P. 010-030-011
Scope and Fee Proposal for Construction Services Support

Dear Mr. Sovell:

Alliant Engineering has appreciated the opportunity to work with you on the design of the ITS Corridor Enhancements project. As we move from design and into construction in 2026, we offer this proposal for Construction Services Support based on your request for assistance with observation and inspection of traffic signal components and related equipment and contract administration support during 2026 construction.

The sections below describe the effort for this work based on our understanding of your request. We have assumed that Carver County staff will be responsible for project management, contract administration, construction staking, and inspection/observation of all other improvements. A detailed spreadsheet documenting the hours and fee associated with each task is also included with this letter. If approved, Alliant will invoice Carver County on an hourly basis for this work under the tasks described in this letter.

CONSTRUCTION SERVICES SCOPE AND FEE

Task 1 – Project Management

Management of Alliant project staff, scheduling, billing, and general coordination.

Task 1 Fee: \$3,440.00

Task 2 – Construction Observation & Inspection

An Alliant inspector will periodically visit the project locations to observe and inspect the work related to traffic signal components and related equipment. Daily observations will be entered into Carver County's One Office program. Attendance at weekly construction progress meetings will be included in this task. We assume that part-time inspection is needed and is budgeted at 20 hours per week for sixteen weeks.

Task 2 Fee: \$57,600.00

Task 3 – Construction Administration Support

We understand that Carver County will lead this project and provide day-to-day construction contract administration. Alliant will provide administration assistance budgeted at four hours per

week for sixteen weeks for assistance with potential change orders, monthly payment applications, etc.

Task 3 Fee: \$13,760.00

Task 4 – Project Close Out Support

Alliant will assist Carver County in support of project close out and punch list preparation.

Task 4 Fee: \$8,620.00

Direct Expenses for mileage: \$1,392.00

TOTAL FOR CONSTRUCTION SERVICES SUPPORT: \$84,812.00

A detailed estimate of the hours and associated fee for each task is included on the following pages.

We again thank you for the opportunity to work with Carver County on this project and appreciate your consideration of this proposal. If you have any questions about this scope and fee or want to discuss in further detail, please contact me at 612-701-0479 or mjaster@alliant-inc.com.

Sincerely,
Alliant Engineering, Inc.



Mark Jaster, PE
Director of Construction Services

Construction Services Support - Carver County 2026 ITS Project				
Task	Description	Associate	Senior Construction Inspector	TEAM TOTAL
1.0	Project Management	16	0	16
1.1	General Coordination	16		16
2.0	Construction Observation & Inspection	0	320	320
2.1	Observation & Inspection		320	320
	We assume part-time inspection is needed and includes			
	an average of 20 hours per week for 16 weeks			
3.0	Construction Administration Support	64	0	64
3.1	CA Support	64		64
	We assume part-time support is needed and includes			
	an average of 4 hours per week for 16 weeks			
4.0	Project Close Out Support	20	24	44
4.1	Punch List	4	16	20
4.2	Close Out Documentation Support	16	8	24
	PROJECT TOTAL HOURS	100	344	444
	LABOR RATES	\$ 215.00	\$ 180.00	
	LABOR COSTS	\$21,500	\$61,920	\$83,420.00
	SUBTOTAL LABOR COST			\$83,420.00
	Direct Expenses - Alliant			
	Mileage (16 weeks at 120 miles/wk at \$0.725/mile)			\$1,392.00
	SUBTOTAL DIRECT EXPENSES			\$1,392.00
	ESTIMATED PROJECT COST			\$84,812.00



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Request to Hire On-Call STOC Nurses for Jail
RBA Number: 2026-592
Department: County Sheriff - Jail Services
Contact:
Presenter:
Contract Name & Number:
Meeting Date: July 7, 2026
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The Jail Services Division in the Sheriff's Office is responsible for receiving and safely keeping inmates in custody, including providing medical care in the jail clinic, continuing medically prescribed medications, and coordinating essential health services to ensure continuity of care. The Jail currently employs two full-time RNs and contracts with a provider for supplemental coverage; however, concerns about potential staffing shortages have created a critical need to add on-call STOC nurses to ensure adequate coverage during times when full time staff are not scheduled.

The on-call nurse positions will be responsible for ensuring timely, clinically appropriate medical care during periods when full time nursing staff are not on duty. This includes conducting medical assessments, responding to after hours health concerns, managing medication administration and documentation, and providing clinical oversight for acute and chronic conditions. On-call nurses will also be tasked with supporting intake screenings, triaging urgent medical needs, coordinating with on-call medical providers, and determining when emergency transport or higher level care is warranted.

The ability to hire multiple on-call STOC nurses will help maintain continuity of care, reduce reliance on detention staff for medical decision making and their presence will

directly support compliance with state and federal standards for correctional health care, enhance the safety and well-being of individuals in custody, and strengthen the overall functioning of both the Carver County Jail and Juvenile Detention Center. These positions will be funded using the 2026 Opioid grant that was awarded to the Jail; multiple on-call STOC nurses will be hired with costs not to exceed the amount of the approved grant.

Action Requested:

Motion to approve hiring state-licensed on call STOC nurses to provide clinical care and medication management to incarcerated individuals within the Carver County Jail and Carver County Juvenile Detention Center.

Fiscal Impact:

Funding:	Amount Budgeted:
Opioid Settlement Funds	\$28,422

Related Fiscal/FTE Comments:

Remaining funds from the 2026 Opioid grant award to the jail will be used to fund this STOC request, not to exceed the Jail's existing 2026 budget of \$151,345.50, the STOC nurse is costed at \$28,422. Budget Amendment attached.

FTE impact: none, temporary positions

Opioid Settlement Fund Spend/Commitment:

Opioid Settlement Collections as of	\$
12/31/25	1,669,620
2023 Spend	
	(8,503)
2024 Spend	
	(21,806)
2025 Spend	
	(347,881)
2026 Commitments as of 1/13/26	
	<u>(421,293)</u>
Remaining Opioid Settlement Funds -	\$
Uncommitted	870,137

At a later date, if needed, an additional \$23,561, for additional staffing will be requested with the Carver County Opioid Advisory Committee.

Attachments:

1. BudgetAmendmentForm_Opioid STOC- Jail



Carver County Board of Commissioners
Budget Amendment Request Form

Agenda Item: 2.13 Request to Hire On-Call STOC Nurses for Jail

Department: County Sheriff - Jail Services

Meeting Date: 7/7/2026

Requested By: Ben Beyer

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

DEBIT		TOTAL	\$28,422.00
Description of Accounts	Acct #	Amount	
STOC	12-462-000-0038.6260	\$28,422.00	

CREDIT	TOTAL	\$28,422.00
Description of Accounts	Acct #	Amount
Professional Services	12-462-000-0038.6260	\$28,422.00

Reason for Request: Request to redirect approved Jail Opioid Settlement Opioid 2026 budget to STOC.



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Joint Powers Agreement with the City of Carver for the Jonathan Carver Parkway Project – Carver Creek Area

RBA Number: 2026-614

Department: Public Works - Program Delivery

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

Presenter:

Contract Name & Number: 26-300 Joint Powers Agreement with the City of Carver for the Jonathan Carver Parkway Project – Carver Creek Area

Meeting Date: July 7, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Carver County and the City of Carver are nearing completion of a corridor study for Highways 11 and 40 within the City of Carver growth area. The Jonathan Carver Parkway Project – Carver Creek Area is the first project from that corridor study to move forward toward implementation and is needed to help accommodate the upcoming Summerfield development immediately west of the Highway 11/40 intersection.

The project includes reconstruction and expansion from two lanes to four lanes of Highway 11 from approximately 1/4 mile south and east of the Highway 40 intersection to the 4th Street W intersection. Planned improvements include intersection improvements, trail and pedestrian accommodations, drainage improvements, City utility work, and other related roadway improvements. The City will be the lead agency for the project, and construction is tentatively planned for late 2027 or 2028.

The Joint Powers Agreement defines the roles, responsibilities, and cost-sharing

framework between the County and City for the project. The cost sharing follows the applicable Conventional Project and Development Driven Project provisions of the Carver County Cost Participation Policy, as further defined in the agreement and related exhibits.

The costs shown below are high-level cost-sharing estimates for all project costs based on what is known at this time and were developed as part of the Highway 11/40 corridor study work effort. The project is included in the County's Transportation Tax Plan.

The City of Carver is expected to consider approval of the agreement at its July 6, 2026 City Council meeting. County Board approval is requested to allow the project and related cost-sharing responsibilities to proceed.

Action Requested:

Motion to enter into a Joint Powers Agreement with the City of Carver for the Jonathan Carver Parkway Project – Carver Creek Area and authorize the County Board Chair and County Administrator to execute the agreement, pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
City of Carver	\$3,496,123
Transportation Sales Tax	\$12,286,179

Related Fiscal/FTE Comments:

The above costs are high level cost sharing estimates at this time and are based on 2027 dollars. The project will be included in the 2027 Road and Bridge CIP budget

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Public Hearing - Consider Amendment to the 2040 Comprehensive Plan

RBA Number: 2026-590

Department: Public Services - Planning & Water Management

Contact: Paul Moline, Deputy Division Director - Public Services, 952-361-1825

Presenter: Paul Moline, Deputy Division Director - Public Services

Contract Name & Number:

Meeting Date: July 7, 2026

Item Type: Regular Session

Strategic Initiative:

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

Background/Justification:

The Carver County 2040 Comprehensive Plan was adopted in 2020. An amendment to the Watertown Township chapter of the 2040 Comprehensive Plan has been requested by Watertown Township to add a policy acknowledging that the township has adopted an ordinance regulating solar development. At their April 7 meeting, the Board authorized release of the draft language for adjacent community review. No comments were received and the attached memo provides further background on the process and amendment language. As part of the next step in the process, staff are requesting authorization from the County Board to submit the amendment to the Metropolitan Council for review and approval.

Action Requested:

- 1) Motion to open the public hearing.
- 2) Motion to close the public hearing.
- 3) Motion to submit the 2040 Carver County Comprehensive Plan amendment to the Metropolitan Council for review.

Fiscal Impact:

Funding:	Amount Budgeted:

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

1. 260616_Watertown Twp Solar
2. 260326_Watertown Amendment - Land Use Policy Section



Public Services Division
Carver County Government Center
600 East 4th Street
Chaska, MN 55318-2102

Memo

To: Carver County Board of Commissioners
From: Paul Moline, Planning and Water Management Department
Date: 6/16/2026
Re: Amendment to Watertown Township Chapter of 2040 Comprehensive Plan
CC: Staff

Enclosures: draft Watertown Township Land Use Policies

Overview

Watertown Township requested that Carver County amend the Watertown Township Chapter of the 2040 Comprehensive Plan. The amendment adds a policy acknowledging the Township's solar ordinance, which requires large-scale solar energy systems to be located only on owner-occupied land. Please see the "Background" section (page 2) for additional information.

Process

Per Minnesota Statute Chapter 473, the required steps for a comprehensive plan amendment are:

1. Planning Commission public hearing and recommendation to release the amendment for 60-day review (completed March 17, 2026)
2. County Board authorization to release the amendment for 60-day review (completed April 7, 2026)
3. County submission to adjacent communities (completed April 14 – June 15, 2026, no comments received)
4. County Board public hearing and resolution authorizing submittal to the Metropolitan Council (scheduled for July 7, 2026)
5. Metropolitan Council review and approval.
6. Adoption of the updated plan by both the County Board and the Township.
7. Townships have nine months to update local ordinances to align with the plan and County ordinances.

Steps 1-3 have been completed, and staff are requesting authorization from the County Board to submit the amendment to the Metropolitan Council (Step 5), as requested by Watertown Township.



Public Services Division
Carver County Government Center
600 East 4th Street
Chaska, MN 55318-2102

Background

1. Township Solar Ordinance

Watertown Township adopted its first solar ordinance on July 6, 2021, and updated it on November 7, 2022. The ordinance requires large solar energy systems to be placed on owner-occupied land. This standard is more restrictive than Carver County's zoning rules for large solar energy production systems.

NOTE: The ordinance contains several provisions that are not consistent with the Carver County Zoning Code. The Planning Commission recommended that the Township work with County staff to identify and resolve conflicting language (see item 4 for additional information). A comment letter summarizing recommended changes was provided to the Watertown Township.

2. Township Request for Amendment

On December 1, 2025, Watertown Township passed Resolution #12-1-2025, formally asking Carver County to add a policy regarding the Township's solar ordinance to the 2040 Comprehensive Plan.

3. Draft Amendment

County staff have prepared a draft policy (see attached) for the Watertown Township chapter stating:

"The Watertown Township Zoning Ordinance has been adopted to regulate solar development within the township and requires large-scale solar developments to be placed on owner-occupied land. This ordinance is in addition to the requirements contained in Carver County land use policy and ordinance, and the Township assumes the responsibility to enforce the requirements of its ordinance."

4. Planning Commission Recommendation

On March 17, 2026, the Carver County Planning Commission recommended that the proposed amendment be brought to the County Board to approve the release of the amendment for 60-day review by adjacent communities. The Planning Commission also recommended that, "Watertown Township should amend their ordinance to narrowly focus only on the owner-occupied requirement and remove any other conditions/considerations. Planning and Water Management Staff will provide comments to the Township on recommended changes."

5. Adjacent Community Review Process.

The amendment was released to adjacent communities for a 60-day review period on April 14, 2026. The 60-day review period ended June 15, 2026. The amendment was provided to the following communities: cities of Mayer and Watertown, townships of Hollywood and Waconia.

- Mayer: indicated they had no comments on April 14, 2026 (see attached form)



Public Services Division
Carver County Government Center
600 East 4th Street
Chaska, MN 55318-2102

- Watertown: no response
- Hollywood Township: no response
- Waconia: no response

Thank you,

Paul Moline
Deputy Division Director

WATERTOWN TOWNSHIP POLICIES

Land Use Policies

Because of the location, soil types, development trends, market demands in the area, and distance to sewer and water service, agriculture will continue to be the principal land use in Watertown Township. Land use patterns will remain relatively stable. Very limited amounts of agricultural land will be converted to residential uses. The land at the area around Highway 7/ CSAH 10 intersection is designated as an economic development opportunity area and may be converted to uses other than agriculture.

TOWNSHIP POLICY LU-1	Agriculture will continue to be the primary land use and economic base of the Township. The Township hereby adopts the Carver County Land Use Plan as part of the Township Plan. A map showing future land use in the Township can be found in the County Plan. The County Plan along with the policies in this Plan will be used to manage land use and environmental resources in Watertown Township.
TOWNSHIP POLICY LU-2	Policy Area Designation: The entire Township, outside of the designated Transition Policy Area, is hereby designated as being in the Agricultural Policy Area. The Township’s land use policy designations are shown on the Policy Map. For the land in the Agricultural Policy Area, the Township chooses to utilize Option 3—High Amenity and Option 4—Conservation Incentive, as provided for in the Carver County Land Use Plan. The waterbodies eligible for additional density under Option 3 are: Rice Lake, Oak Lake, Mud Lake, Swede Lake, Buck Lake, Goose Lake, Lippert Lake, and the Crow River.
TOWNSHIP POLICY LU-3	Watertown Township recognizes golf courses as a compatible and desirable land use within the Township, as defined in the Carver County Land Use Element. Development standards and guidelines as defined in the County Comprehensive Plan and County Water Plan will be followed for any golf course development.
TOWNSHIP POLICY LU-4	Watertown Township recognizes the importance of preserving natural amenities and resources. The Township chooses to additionally allow for Option 4– Conservation Incentive, as provided for in the Carver County Land Use Plan.
TOWNSHIP POLICY LU-5	Watertown chooses to provide for the transfer of building eligibilities to non-adjacent parcels, as provided for in the County Plan.
TOWNSHIP POLICY LU-6	Watertown Township adopts the animal agriculture operations policy and standards contained in the County Land Use Plan and the County Feedlot Ordinance. In addition, the Township adopts standards which apply to areas east and west of a division line which runs from State Highway 25 on the north Township boundary to State Highway 7, east on Highway 7 to CSAH 10, then south on CSAH 10 to the south Township boundary. The following standards will apply to animal agriculture operations in Watertown Township: • New and expanded animal agriculture operation feedlots greater than 50 Animal Units (AU) shall be required to obtain a Conditional Use Permit. • New animal agriculture operations east of the division line are restricted to 200 AUs or less, except as provided below; • New animal agriculture operations west of the division line are restricted to 400 AUs or less; • Expansion of existing animal agriculture operations are restricted to a 25 percent above the AU existing as of August 6, 2018, the date Resolution 8-6-2018 was first adopted, except as further limited by this Resolution; • No expansions above 200 AU will be allowed east of the division line, with the exception of the SW 1/4 of Section 29 which will be allowed expansion to a maximum of 300 AU, but with an absolute exclusion of swine. • No expansions above 400 AU west of the division line shall be allowed.

Land Use Policies—Continued

TOWNSHIP POLICY LU-7	The Transition Areas, as identified in the Township Policy Map, shall be managed in accordance with the policies in the County Plan. Those areas which lie within Orderly Annexation Areas for either the Cities or Mayer or Watertown and have had planning and zoning authority transferred to either City shall be managed according to policies in the City Plan.
TOWNSHIP POLICY LU-8	Commercial outdoor shooting ranges accommodating rifles and/or handguns, shall not be permitted to be built nor operated at any location within Watertown Township.
TOWNSHIP POLICY LU-9	Watertown Township, in concert with Carver County and the Cities of Watertown and Mayer, studied the concept of the designation of an economic development opportunity area near State Highway 7 and County State Aid Highway 10. Appropriate land uses in the area would be for the purposes of enhancing energy use, generation, transmission, and operations; public service operations; agricultural-based activities which support area land uses, and other uses which do not require municipal services. Actual development would need to be preceded by a Comprehensive Plan amendment which would include, but is not limited to: land use change, development plan, environmental analysis, traffic studies, stormwater management, sewer and water needs, and development standards.
TOWNSHIP POLICY LU-10	Watertown Township is bordered by the City of Mayer, and borders the City of Watertown on all sides. Watertown Township is part of orderly annexation agreements with these cities. The City of Mayer has planning and zoning authority for 11 parcels within its orderly annexation area. The City of Watertown has planning and zoning authority for 42 parcels within its orderly annexation area.
<u>TOWNSHIP POLICY LU-11</u>	<u>The Watertown Township Zoning Ordinance has been adopted to regulate solar development within the township and requires large-scale solar developments to be placed on owner-occupied land. This ordinance is in addition to the requirements contained in Carver County land use policy and ordinance, and the Township assumes the responsibility to enforce the requirements of its ordinance.</u>

Water Resources Policies

Carver County is the water authority for the Crow River and Carver Creek Watersheds and the Minnehaha Creek Watershed District is the water authority for the MCWD. One parcel within Watertown Township lies within the MCWD and Six Mile Creek Halsted Bay subwatershed. They are required to prepare and implement a water plans which addresses surface water and groundwater issues. The Township is required to adopt a Local Watershed Management Plan that complies with the Watershed Plans.	
TOWNSHIP POLICY WR-1	Watertown Township hereby concurs with and adopts the current Carver County Water Management Organization (CCWMO), as adopted by the Carver County Board of Commissioners, and the Minnehaha Creek Watershed District (MCWD) Water Management Plans; this plan serves as the Township’s Local Surface Water Management Plan.



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Legislative Update
RBA Number: 2026-578
Department: County Administration
Contact: Dave Hemze, County Administrator, 952-361-1526
Presenter: Tony Albright
Contract Name & Number:
Meeting Date: July 7, 2026
Item Type: Regular Session

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

Background/Justification:
Tony Albright, Carver County's State legislative lobbyist with Poul Haas Government Relations, will provide an update on the 2026 State legislative session.

Action Requested:
None

Fiscal Impact:	
Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: CDA Trail's Edge Senior
RBA Number: 2026-341
Department: Public Services - Administration
Contact: Nick Koktavy, Assistant County Administrator
Presenter: Allison Streich
Contract Name & Number:
Meeting Date: July 7, 2026
Item Type: Regular Session

Strategic Initiative:

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

Background/Justification:

On November 16, 2021, the Carver County Board approved an agreement with the Carver County Community Development Agency (CDA) to provide a total of \$3,000,000 in Federal ARPA funds for CDA housing projects: \$1,000,000 each for Carver Place Apartments, Trails Edge Senior and Carver Oaks Senior.

Minnesota Housing approved the Trails Edge Senior (55+) project in December of 2025. Trails Edge Senior Apartments will be a three-story senior housing building over an underground parking garage. The building will have 32 one-bedroom and 11 two-bedroom units. Amenities include in-unit washer and dryer, and a community room and fitness center. Trails Edge Senior Apartments is part of a previously approved Master Planned Community designed to support a mix of housing types. The site is adjacent to Trails Edge South in Waconia, a 60-unit workforce housing development completed in 2022. This project will serve households at or below 50% of area median income with some units having further income restrictions or requirements. The CDA is tentatively planning to break ground in the Fall of 2026.

The County's release of funds is contingent on the projects being fully funded and a presentation being made to the Carver County Board. At the July 7 County Board

meeting, CDA Executive Director Allison Streich will provide a presentation about the project and formally request that funds be approved for release.

In addition, the CDA plans on utilizing \$1.3M in Local Affordable Housing Aid (LAHA) funds that they received from the County. The LAHA funds are from a sales and use tax for metro counties. The County is the funds recipient. The County has a contract in place with the CDA to distribute 70% of LAHA funds to the CDA for qualifying projects. At the meeting, the CDA will provide an update on the LAHA funds.

Action Requested:

Motion to release \$1,000,000 to the Carver County Community Development Agency from the CDA Housing Project Account for the Trails Edge Senior project.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

In December 2023, the County Board approved Finance's recommendation to allocate \$3M in ARPA funds to pay for eligible 2023 County salaries/benefits and then simultaneously commit the \$3M to a CDA Housing Project account. The \$3M in the CDA Housing Project account is no longer Federal ARPA dollars. The \$1,000,000 for Carver Place and \$1,000,000 for Carver Oaks were previously released. The CDA is now requesting the release of the last \$1,000,000 for Trails Edge Senior.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Designation of Retired Sheriff Badges to Employee Recognition

RBA Number: 2026-531

Department: County Sheriff - Administration

Contact: Jason Kamerud, Sheriff, 952-361-1784

Presenter: Jason Kamerud, Sheriff

Contract Name & Number:

Meeting Date: July 7, 2026

Item Type: Regular Session

Strategic Initiative:

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

Background/Justification:

Sheriff's deputies are issued a star-shaped badge emblazoned with the Great Seal of the State of MN. In May 2024, the legislature approved a change to the seal. The Sheriff has since issued new badges incorporating the new seal design, rendering all previously issued badges obsolete and retired from service. The retired badges are not suitable for transfer to the public through auction or sale because of public safety concerns. The individual badges have a nominal monetary value, but carry significant and institutional meaning to the individual deputies who wore them in service. Issuing a retired badge to the deputy who last wore it, as part of Employee Recognition, is a lawful, meaningful, and fiscally responsible way for the Board to exercise its authority over county-owned property and demonstrate its commitment to recognizing the service of its workforce.

Action Requested:

Approve the distribution of Retired Sheriff Badges through the Employee Recognition Program

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

No impact.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Closed Session for real property acquisition for the Highway 40 Project — Silver/Bevens Creek Area

RBA Number: 2026-613

Department: Public Works - Program Delivery - Engineering

Contact: Anthony Stucchi, Assistant Right of Way Agent, 952-466-5285
Ruth Mahan, Right of Way Agent - Program Delivery, 6123255178

Presenter: Anthony Stucchi, Assistant Right of Way Agent

Contract Name & Number:

Meeting Date: July 7, 2026

Item Type: Closed Session

Strategic Initiative:

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

Background/Justification:

The Highway 40 Project – Silver/Bevens Creek Area is a programmed county highway improvement project scheduled for construction during the 2027 construction season. The project extends along Highway 40 from Highway 52 on the south to Bevens Creek on the north and includes shoulder widening, grading, drainage improvements, and pavement resurfacing to improve highway condition, safety, and long-term performance.

Highway 40 is an important highway serving local, agricultural, and regional traffic. The corridor has narrow shoulders, drainage limitations, and pavement conditions that do not meet current county design standards. The planned improvements will enhance highway safety, improve drainage and pavement performance, and reduce long-term maintenance needs.

To construct the project as designed, Carver County must acquire additional real property interests from parcels along the corridor. These acquisitions include permanent

easements for public right-of-way and drainage and utility purposes, as well as temporary construction easements necessary to complete grading, drainage, construction access, and restoration activities.

Appraisals were prepared and reviewed in accordance with state law to determine fair market value for the required acquisitions.

Staff are in continued negotiations and are requesting guidance for the settlements on the following properties, PID#'s 08.0030140, 08.0031110, 08.0100200, 08.0091300, 08.0091400, 08.0090910, 08.0021100, 08.7350050, 08.0080200, 08.0030300, 08.7350060, 08.0090610, 08.0030340, 08.0090600, 08.0040110.

Action Requested:

Motion to enter into closed session to discuss confidential appraisal data and consider counteroffers for the purchase of real property for the Highway 40 Project – Silver/Bevens Creek Area, pursuant to Minn. Stat. Section 13D.05, Subd. 3(c).

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

None