



**Carver County Board of Commissioners
July 21, 2026
Board Meeting**

The County Board Room is open to the public

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

Budget hearings will begin immediately after the Board Meeting and will not be broadcast.

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 July 7, 2026 minutes3-6

1.5. Community Announcements

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

2.1. Cooperative Purchasing MOU with Recycle Technologies Inc.
for Bulb Recycling7-8

2.2. Final Plat approval for Sweet Farm Woods9-15

2.3. Health and Human Services Child and Family Dept.:
Temporary (STOC) Positions16-18

2.4. Carver County Drug Court Mini-Grant.....19-21

2.5. Health and Human Services Home and Community Based
Care Dept.: Temporary (STOC) Position22-24

2.6. Amendment to the 2040 Comprehensive Plan25-28

2.7. Amendment to Professional Services Agreement with
WSP USA Inc.for Highway 53 Project29-30

2.8. Professional Services Agreement with Apex Engineering
for the Highway 52 & Highway 53 Box Culverts31-32

	2.9. Amendment 1 to the Professional Services Agreement with WSB, Inc. for Materials Testing for the 2026 Highway Preservation Program	33-34
	2.10. Special Use Permit: Minnesota Astronomical Society, 2026 Camping with the Stars Event	35-36
	2.11. Authorization to Initiate Eminent Domain Proceedings for the Highway 40 Project — Silver/Bevens Creek Area	37-57
	2.12. Settlement Agreements for real property acquisition for the Highway 40 Project — Silver/Bevens Creek Area	58-73
	2.13. 2026 Carver County Fair Donation of Labor and Equipment Resources	74-75
	2.14. Review Health & Human Services and Commissioner Warrants	
9:30 a.m.	3. REGIONAL RAIL AUTHORITY	
	3.1. Bid Award to Pember Companies: Bridges (R0630 and R0631) Repair & Replacement on Dakota Rail Regional Trail	76-79
	3.2. Amendment No.1 to Professional Services Agreement with Stonebrooke for Engineering Services for Dakota Regional Rail Bridges.....	80-81
9:35 a.m.	4. COUNTY ADMINISTRATOR REPORT	
9:40 a.m.	5. ADJOURN REGULAR SESSION	

UPCOMING MEETINGS

July 28, 2026	9:00 a.m.	Board Work Session
July 28, 2026		Budget Hearings to immediately follow the Board Work Session
August 04, 2026	9:00 a.m.	Board Meeting
August 04, 2026		Budget Hearings to immediately follow the 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

Carver County

Board of Commissioners

Regular Session Minutes

July 7, 2026

A Regular Session of the Carver County Board of Commissioners was held in the County Government Center, Chaska, on July 7, 2026. Tom Workman, Board Chair convened the session at 9:00 a.m.

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

Public Comments received from Monique LaCroix (Chaska), Pam Undestad (NYA) Natasha Adams (Chaska), Tom Desautel (Chaska)

Lisa Anderson moved, Matt Udermann seconded, to approve the agenda. Motion carried unanimously.

Tim Lynch moved, John P. Fahey seconded, to approve the minutes of the June 9, 2026, Regular Session and June 16 2026 Board of Equalization minutes. Motion carried unanimously.

John P. Fahey moved, Tim Lynch seconded, to approve the following consent agenda:

Approved 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.

Adopted resolution 34-26 issuing final payment to WM Mueller in the amount of \$3913.64.

Approved 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.

Approved 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.

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

Adopted the Findings of Fact and issue Order #PZ20260013 for the issuance of an Interim Use Permit.

Appointed applicant Lisa Herges to the Carver County Personnel Board of Appeals.

Approved the acceptance and use the funds toward the Sheriff's Office volunteer Reserves.

Authorized 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.

Approved the 2026 Watercraft Inspection Agreement with the City of Chanhassen pending contract review.

Approved 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.

Approved 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.

Approved 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.

Entered 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.

Reviewed June 12, 2026, Community Social Services' actions/Commissioners' warrants in the amount of \$330,354.70; reviewed June 18, 2026, Community Social Services' actions/Commissioners' warrants in the amount of \$852,450.86; reviewed June 26, 2026, Community Social Services' actions/Commissioners' warrants in the amount of \$147,652.61 and reviewed July 2, 2026, Community Social Services' actions/Commissioners' warrants in the amount of \$450,311.97.

Motion carried unanimously.

Tim Lynch moved, John P. Fahey seconded, to open the public hearing to consider Amendment to the 2040 Comprehensive Plan. Motion carried unanimously.

Paul Moline, Deputy Division Director – Public Services, reported that Watertown Township's solar ordinance, requiring large-scale solar projects on owner-occupied land will be added to Carver County's 2040 Comprehensive Plan. After a 60-day adjacent community review with no comments, the amendment is recommended for submission to the Metropolitan Council. Once approved, the township will have nine months to update its ordinance to align with the new policy.

Tim Lynch moved, Lisa Anderson seconded, to close the public hearing. Motion carried unanimously.

Tim Lynch moved, John P. Fahey seconded, to submit the 2040 Carver County Comprehensive Plan amendment to the Metropolitan Council for review. Motion carried unanimously.

Tony Albright and Courtney Jasper, Poul Haas delivered the 2026 End of Session Summary, noting multiple legislative changes and several special elections. State spending continues to exceed revenue, and all 201 legislators face re-election among others. Jasper highlighted HHS funding totaling \$15 million statewide, including \$213,636.69 for Carver County, along with a temporary pause of the 48-hour rule until July 1, 2027. Albright noted a \$50 million effort to modernize the HHS IT system and discussed transportation funding, including a failed proposal to divert transit dollars to the Metropolitan Council. The session ended with \$1.2 billion approved from over \$4 billion requested, including \$4.7 million for Hwy 5 in Chanhassen and Watertown Township. Fraud, Firearms and the Federal Government were the main topics this year.

10:47 am Commissioner Anderson left room

10:49 am Commissioner Anderson returned room

Allison Streich, CDA Executive Director, provided an overview of the Trails Edge Senior Project, noting Carver County's \$3 million award to support Carver Place, Carver Oaks, and the 43-unit Trails Edge Senior development in Waconia. She summarized unit counts, income qualifications, amenities, and the project's \$15.8 million funding structure, with anticipated closing in late 2026 or early 2027. Updates on LAHA programs, including first-time homebuyer down-payment assistance and the 10% set-aside of \$310,000 for 2026, were also shared.

Tim Lynch moved, Matt Udermann seconded to release \$1,000,000 to the Carver County Community Development Agency from the CDA Housing Project Account for the Trails Edge Senior project. Motion carried unanimously.

Jason Kamerud, Carver County Sheriff, requested permission to designate old Sheriff's Office badges, replaced in 2024 after the state updated its flag and seal, for employee appreciation. These badges are currently marked for disposal under county policy. He asked for an exception so the badges may be returned as keepsakes to the employees who last wore them, with any remaining badges to be disposed of.

John P. Fahey moved, Matt Udermann seconded to approve the distribution of Retired Sheriff Badges through the Employee Recognition Program. Motion carried unanimously.

COUNTY ADMINISTRATOR REPORT – Dave Hemze, met with the financial auditing team from CliftonLarsonAllen. The audit was clean and without issues. There will be no meeting next week. Highway project open houses next week. Hemze will be out next week, with Nick overseeing operations in his absence. A township meeting is scheduled

for July 15. The following week will include a Board Meeting with budget hearings immediately afterward.

Tim Lynch moved, Lisa Anderson seconded 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). Motion carried unanimously.

Tim Lynch moved, Matt Udermann seconded, to adjourn the Regular Session at 12:54 p.m. Motion carried unanimously.

Dave Hemze
County Administrator



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Cooperative Purchasing MOU with Recycle Technologies Inc. for Bulb Recycling

RBA Number: 2026-668

Department: Public Services - Environmental Services

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

Presenter:

Contract Name & Number: 2026 Environmental Services Fluorescent Lamp and Ballast Recycling 26-321

Meeting Date: July 21, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Environmental Services is recommending the County contract with Recycle Technologies Inc. for the collection and processing of fluorescent bulbs and other lighting-related materials received at the Environmental Center (EC) and during collection events.

Carver County offers convenient recycling for residential and business lighting materials at the EC and three annual collection events. Recycle Technologies Inc. will transport these materials off-site for recycling.

The cost of managing these materials is reimbursed to Carver County by Xcel Energy under a state-mandated program. In 2025, Carver County received \$21,562.57 to help cover disposal, labor, supplies, and overhead costs associated with collecting fluorescent bulbs. Fees collected from businesses also help offset the cost of the contracted services. The proposed contract term runs through 3/31/28, with total costs not to exceed \$30,000.

The contract is made available through the Minnesota Pollution Control Agency, the State of Minnesota, and the Minnesota Cooperative Purchasing Venture. This cooperative purchasing agreement enables counties to obtain services from state-approved vendors at competitive rates while benefiting from indemnification protection provided by the State of Minnesota. Most Minnesota county household hazardous waste (HHW) programs use this state contract.

Providing bulb recycling options is necessary because Minnesota law prohibits the disposal of fluorescent bulbs and other lighting-related materials in household garbage due to the metals and other compounds they contain.

Action Requested:

Motion to contract with Recycle Technologies Inc., pending final approval through the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
Solid Waste Service Fees and State Recycling Grants	\$30,000.00

Related Fiscal/FTE Comments:

Reimbursements from Xcel Energy and drop-off fees collected from businesses are expected to fully cover the cost of the contracted services, resulting in no net cost to the County for the contract, which is not to exceed \$30,000. This agreement establishes pricing for various types of lighting-related materials, supplies, labor, and transport for materials collected at the Environmental Center and collection events. Funding for the service will come from Solid Waste Service Fees and State Recycling Grants.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Final Plat approval for Sweet Farm Woods
RBA Number: 2026-662
Department: Public Services - Land Management
Contact: Jason Mielke, Land Use Manager, 952-361-1817
Presenter:
Contract Name & Number:
Meeting Date: July 21, 2026
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Plat #PZ20260009. Joel Battenhoff is requesting final plat approval of SWEET FARM WOODS located in Section 15 of Watertown Township. The County Board approved the Preliminary Plat (Resolution #28-26) on June 2, 2026, allowing for three high-amenity lots (Lots 1-3, Block 1) and two, "1 per 40" lots (Lot 4, Block 1 and Lot 1, Block 2) for single-family homes. All lots would have existing road frontage on township roads (Oxford Avenue and Swede Lake Road); therefore, no Developers Agreement is warranted.

The conditions of the Preliminary Plat (PP-PZ20260009) have been satisfied. The Carver County Water Management Organization (CCMWO) – Chapter 153 Water Resource Management standards have been met (i.e. stormwater management, wetlands, and vegetative cover). The Carver County Environmental Services Department has reviewed and approved all Subsurface Sewage Treatment System (SSTS) locations.

The County Surveyor has reviewed the title information, approved the final plat, and signed the official mylar. The Watertown Town Board has approved the final plat and signed the official mylar. The County Attorney's Office has reviewed the required

covenants for platting purposes. The document would be recorded with the final plat.

The final plat map and draft County Board Resolution are attached for the Board's consideration.

Action Requested:

A motion adopting a Resolution approving the Final Plat of SWEET FARM WOODS and authorizing the County Board Chair's signature on the official mylar.

Fiscal Impact:

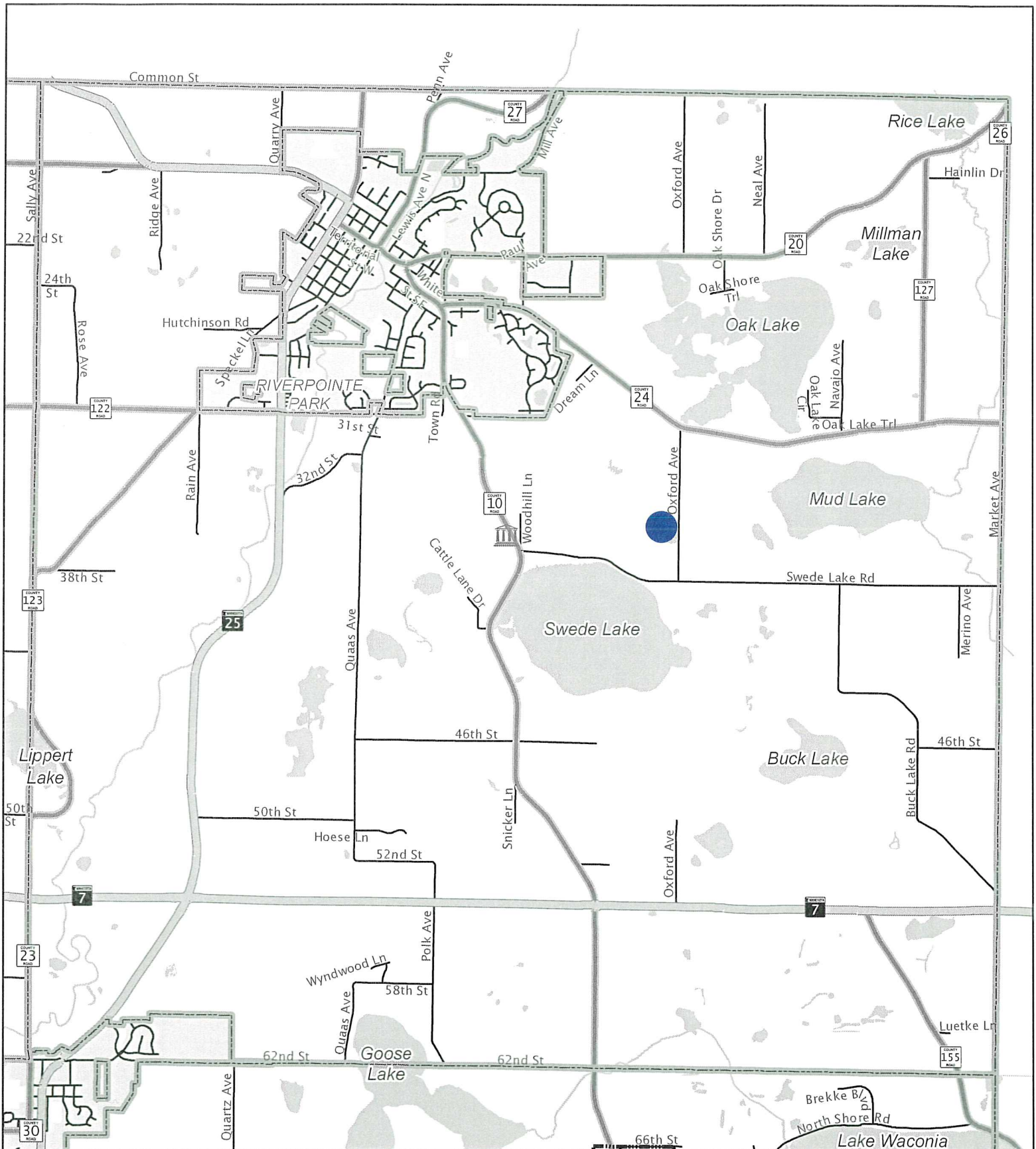
Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

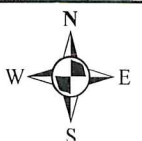
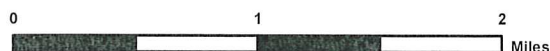
Attachments:

1. Township Location Map
2. Sweet Farm Woods - Final Plat Co Bd Resolution - DRAFT
3. Sweet Farm Woods - Final Plat

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.



BOARD OF COUNTY COMMISSIONERS CARVER COUNTY, MINNESOTA

Date: July 21, 2026

Resolution #

Motion by Commissioner

Seconded by Commissioner

A RESOLUTION APPROVING THE FINAL PLAT OF SWEET FARM WOODS

WHEREAS, the preliminary plat has been submitted and approved by the County Board of Commissioners by Resolution No. 28-26, adopted June 2, 2026; and

WHEREAS, the final plat of SWEET FARM WOODS has been prepared and submitted for consideration; and

WHEREAS, the Carver County Planning Commission, by Resolution No. 26-10, waived any additional review of the final plat if no significant changes were made from the preliminary plat it approved; and

WHEREAS, the final plat conforms to the approved preliminary plat (#PZ20260009); and

WHEREAS, the County Board has reviewed the final plat and accompanying documents and finds as follows:

1. The final plat of SWEET FARM WOODS meets all the requirements of County Board Resolution No. 28-26.
2. The County Surveyor has reviewed the information pertaining to the Vesting Deed Ownership (dated: June 11, 2026) and determined that Joel T. Buttenhoff and Christine T. Buttenhoff are the fee owners of the subject property to be platted.
3. The County Attorney's Office, in consultation with the Land Management Department has reviewed the Declaration of Restrictive Covenants which contain all items required by the June 2, 2026, Board of Commissioners' Resolution No. 28-26, and Conditional Use Permit #PZ20260001.
4. The final plat conforms to the requirements of Chapter 151 (Subdivisions), Chapter 152 (Zoning), Chapter 153 (Water Resource Management), all of the Carver County Code, and Conditional Use Permit #PZ20260001.
5. The Watertown Town Board has approved the final plat (dated: July 1, 2026).
6. The County Surveyor has approved the final plat (dated: July 2, 2026).

THEREFORE, BE IT RESOLVED THAT THE Carver County Board of Commissioners hereby approves the final plat of SWEET FARM WOODS.

BE IT FURTHER RESOLVED THAT THE Carver County Board of Commissioners hereby authorizes the Board Chair to sign the plat mylar.

YES	NO	ABSENT
------------	-----------	---------------

STATE OF MINNESOTA
COUNTY OF CARVER

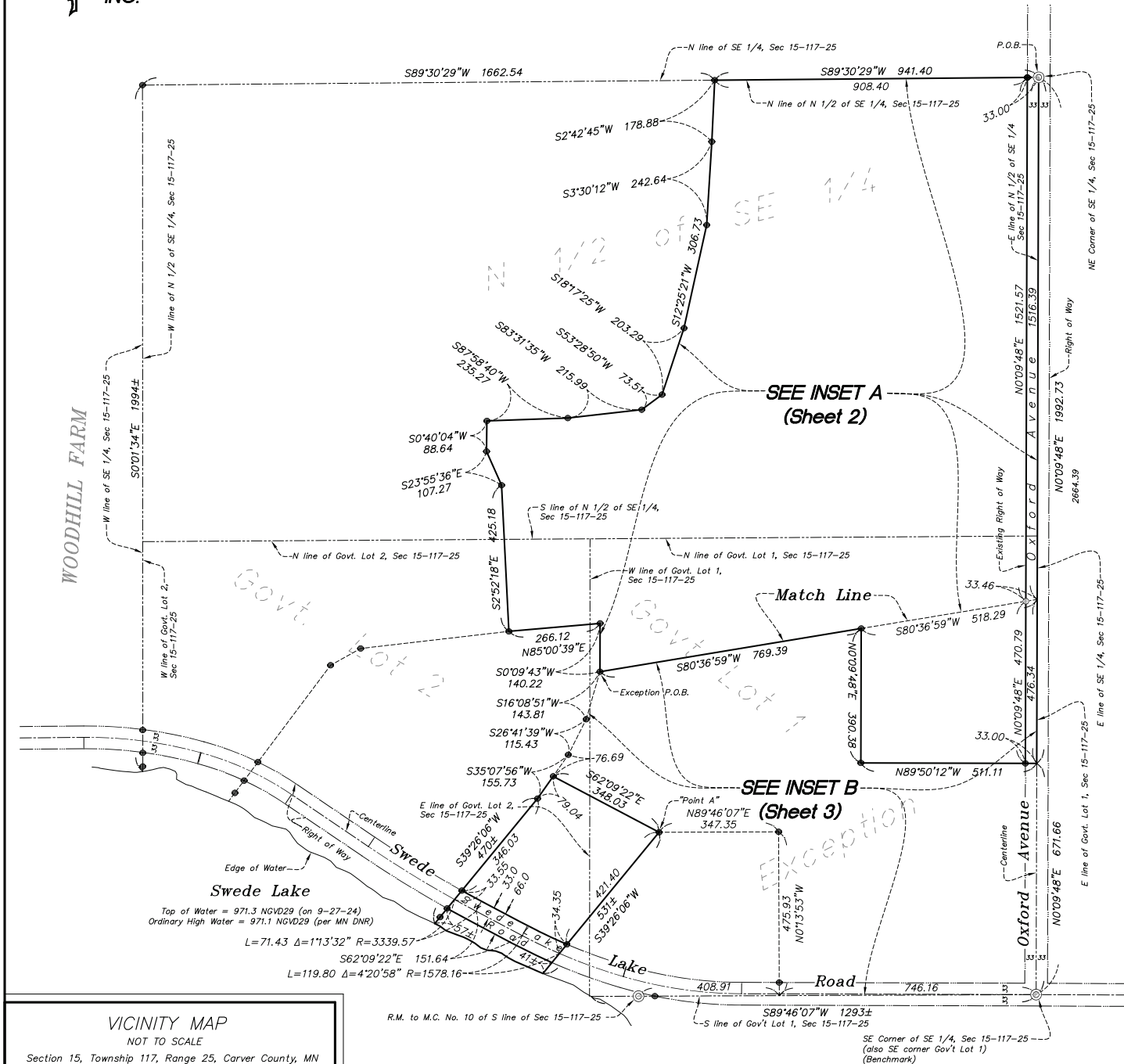
I, Dave Hemze, duly appointed and qualified County Administrator of the County of Carver, State of Minnesota, do hereby certify that I have compared the foregoing copy of this resolution with the original minutes of the proceedings of the Board of County Commissioners, Carver County, Minnesota, at its session held on the 21st 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 21st day of July 2026.

David Hemze, County Administrator

SWEET FARM WOODS

PLAT FILE NO.
C.R. DOC. NO.



KNOW ALL PERSONS BY THESE PRESENTS: Joel T. Buttenhoff and Christine T. Buttenhoff, husband and wife, as joint tenants of the following described property situated in the County of Carver, State of Minnesota to wit:

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

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

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

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

Has caused the same to be surveyed and platted as SWEET FARM WOODS and do hereby dedicate to the public for public use forever the public ways and drainage and utility easements as created by this plat.

In witness whereof said Joel T. Buttenhoff and Christine T. Buttenhoff, have caused these presents to be signed this ____ day of _____, 20____.

Signed: _____
Joel T. Buttenhoff
Christine T. Buttenhoff

STATE OF _____
COUNTY OF _____
The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Joel T. Buttenhoff and Christine T. Buttenhoff, husband and wife.

Printed Notary Name _____
Signature _____
Notary Public, _____ County, Minnesota.
My Commission Expires _____

SURVEYOR'S CERTIFICATION
I, Kelly L. Brouwer, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.
Kelly L. Brouwer, Licensed Land Surveyor
Minnesota License No. 48328

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me this ____ day of _____, 20____, by Kelly L. Brouwer, a Licensed Land Surveyor.

Printed Notary Name _____
Signature _____
Notary Public, _____ County, Minnesota.
My Commission Expires _____

BOARD OF SUPERVISORS, TOWN OF WATERTOWN
This plat of SWEET FARM WOODS was approved and accepted by the Board of Supervisors of the Town of Watertown, Carver County, Minnesota, at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Board of Supervisors of the Town of Watertown, Carver County, Minnesota. By _____ Chair By _____ Clerk

COUNTY BOARD, CARVER COUNTY, MINNESOTA
I/We do hereby certify that at a regular meeting thereof held this ____ day of _____, 20____, the Board of Commissioners of Carver County, Minnesota, approved this plat of SWEET FARM WOODS, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By _____ Chair Attest _____ Administrator

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA
Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this ____ day of _____, 20____.

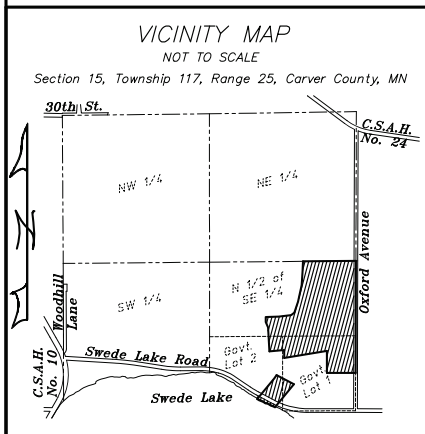
Brian E. Praske, County Surveyor
By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA
I hereby certify that the taxes payable in 20____ and prior years have been paid for land described on this plat, dated this ____ day of _____, 20____.

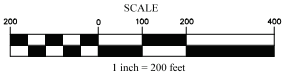
Crystal Campos, County Auditor
By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA
I hereby certify that this plat of SWEET FARM WOODS was filed this ____ day of _____, 20____, at ____ o'clock ____ M. as Document No. _____

Kaaren Lewis, County Recorder
By: _____



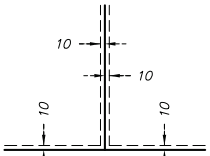
Legend
● Denotes found Iron Monument
○ Denotes 1/2 inch by 14 inch iron monument set and marked by L.S. No. 48328.
◎ Denotes found Cast Iron Monument



BASIS OF BEARING
The north line of the Southeast Quarter of Section 15, Township 117, Range 25, Carver County, Minnesota, is assumed to bear South 89 degrees 30 minutes 29 seconds West. (Carver County, NAD 83, 1996)

BENCHMARK
Cast Iron Monument at the Southeast corner of the Southeast Quarter of Section 15, Township 117, Range 25, Carver County, Minnesota. Elevation = 992.13 feet (NGVD29)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:

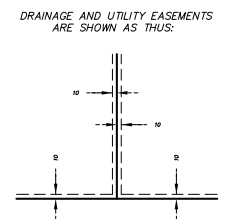
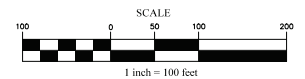
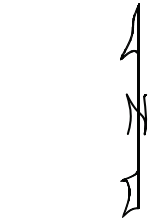
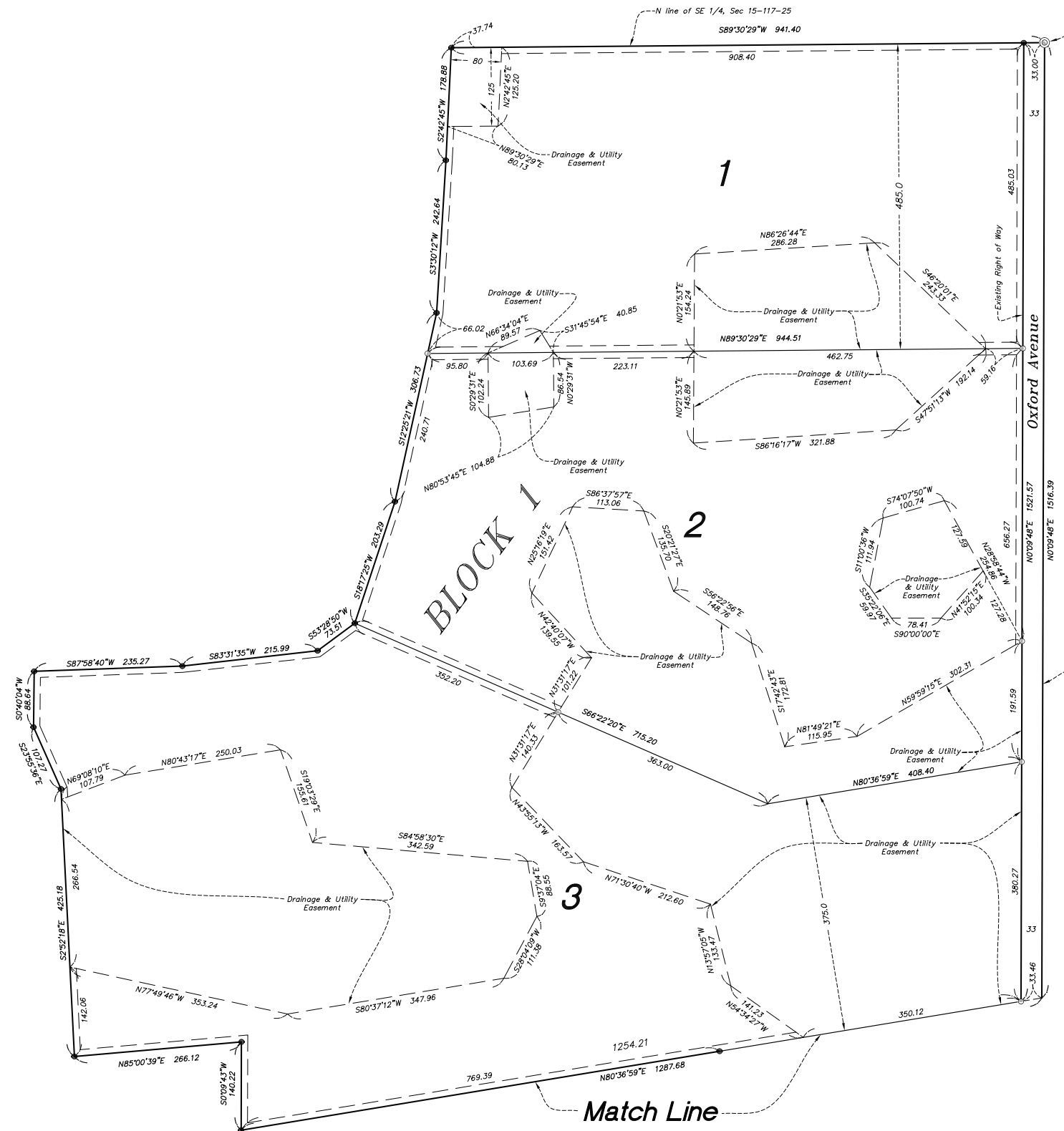


Drainage and Utility Easements being 10 feet in width and adjoining right-of-way lines, and being 10 feet in width and adjoining lot lines, unless otherwise indicated.

SWEET FARM WOODS

INSET A

PLAT FILE NO.
C.R. DOC. NO.



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

BASIS OF BEARING
The north line of the Southeast Quarter of Section 15, Township 117, Range 25, Carver County, Minnesota, is assumed to bear South 89 degrees 30 minutes 29 seconds West. (Carver County, NAD'83, 1986)

BENCHMARK
Cast Iron Monument at the Southeast corner of the Southeast Quarter of Section 15, Township 117, Range 25.
Elevation = 992.13 feet (NGVD29)



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Health and Human Services Child and Family Dept.:
Temporary (STOC) Positions

RBA Number: 2026-612

Department: Health & Human Services - Child & Family

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

Presenter:

Contract Name & Number:

Meeting Date: July 21, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Carver County Health and Human Services (CCHHS) Child & Family Department operates in a high-risk, statutory, time-sensitive environment, with high workloads and legally mandated timelines across Intake, Assessment, Ongoing Case Management, and Relative Search/Foster Care/Child Care licensing units. Staffing shortages—especially long-term leaves — directly increase the risk of harm to children and jeopardize county compliance.

Without temporary staffing, required statutory duties cannot be met, increasing risk of delayed child safety assessments, missed timelines leading to state/federal corrective action, and increased child placement disruption and deeper system involvement. These requirements continue regardless of staff leave(s) and must be done to remain in compliance with MN Statutes.

The CCHHS Child and Family Department will be impacted by two (2) social workers taking extended leave, along with others on approved intermittent leave.

The CCHHS Child and Family Department partnered with the Carver County Employee

Relations (ER) Division and secured approval to allocate ER STOC funding for 2026, totaling \$22,032, to cover one temporary (STOC) position for a duration of up to 67 days as allowed in Fall/ Winter 2026. The Employee Relations Division has expressed support for allocating ER STOC funding in 2027 totaling \$23,792, this would require a commitment of 2027 ER STOC budget funds, to cover one temporary (STOC) position for a duration of up to 67 days in Winter/Spring 2027.

Given the substantial time and resources needed to train a STOC worker, CCHHS Child and Family Department is seeking continued financial support for the STOC position into 2027. Consistent with established procedures and regulatory expectations, CCHHS aims to retain the same STOC worker from 2026 through and into 2027 to ensure stability and service continuity.

Action Requested:

Motion to approve two (2) Seasonal/Temporary/On-call/Casual (STOC) positions to support the Carver County Health and Human Services Child & Family Department, with one STOC to be hired in Fall/Winter 2026 and another one to be hired in Winter/Spring 2027.

Fiscal Impact:

Funding:	Amount Budgeted:
2026 ER STOC funds	\$22,032.16
2027 ER STOC funds, pending availability and Board approval	\$23,792.04

Related Fiscal/FTE Comments:

The Budget Amendment included 2026 & 2027 STOC budget allocation.

2026 STOC Cost: \$22,032.16 funded by Carver County Employee Relations approved STOC fund

2027 STOC Cost: \$23,792.04 funded by the Carver County Employee Relations STOC fund and subject to 2027 budget approval and funds availability

Attachments:

1. BudgetAmendmentForm- STOC C&F 26/27

Carver County Board of Commissioners Budget Amendment Request Form

Agenda Item: HHS Child & Family- STOC Positions 2026/2027

Department: Health & Human Services - Child & Family

Meeting Date: 7/21/2026

Requested By: Kate Probert

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

DEBIT			CREDIT		
TOTAL			TOTAL		
\$45,824.00			\$45,824.00		
Description of Accounts	Acct #	Amount	Description of Accounts	Acct #	Amount
STOC- 2026	11-423-701.6119	\$22,032.00	ER STOC Pool- 2026	01-050.6119	\$22,032.00
STOC-2027	11-423-701.6119	\$23,792.00	ER STOC Pool- 2027	01-050.6119	\$23,792.00

Reason for Request:	Motion to approve two (2) Short Term, On Call (STOC) positions to support the Carver County Health and Human Services Child & Family Department, with one STOC to be hired in Fall/Winter 2026 and another one to be hired in Winter 2026/Spring 2027. 2026 and 2027 Budget Amendment
---------------------	---



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Carver County Drug Court Mini-Grant
RBA Number: 2026-659
Department: Health & Human Services - Court Services
Contact: Eric Johnson, Court Services Director, 952-361-1466
Presenter:
Contract Name & Number: Carver County Drug Treatment Court Mini-Grant #26-297
Meeting Date: July 21, 2026
Item Type: Consent

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

Background/Justification:
The Minnesota Judicial Branch authorized the 1st Judicial District to issue mini-grants to those treatment courts within the District that wish to use the funds for drug treatment court programming. Carver County applied for and received \$79,250 for use during the time period of June 1, 2026, to June 30, 2027. These State funds will complement our existing federal grant and will support the salary and benefit costs of our Drug Treatment Court Coordinator. New budget lines will be created for this revenue, and expenditures that follow, in order to track them separately from our federal grant funds.

Action Requested:
Motion to approve receipt of the Carver County Drug Treatment Court Mini-Grant from the MN Judicial Branch in the amount of \$79,250.

Fiscal Impact:

Funding:	Amount Budgeted:
-----------------	-------------------------

First Judicial District	\$79,250.00
-------------------------	-------------

Related Fiscal/FTE Comments:

New grant revenue from the MN Judicial Branch for Carver County. Budget Amendment included.

Attachments:

1. Drug Court Mini Grant BA

Carver County Board of Commissioners Budget Amendment Request Form

Agenda Item: Carver County Drug Court Mini-Grant

Department: Health & Human Services - Court Services

Meeting Date: 7/21/2026

Requested By: Denise Heckmann

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

DEBIT		TOTAL
		\$79,250.00
Description of Accounts	Acct #	Amount
Salary	11-252-260-0045-6111	\$79,250.00

CREDIT		TOTAL
		\$79,250.00
Description of Accounts	Acct #	Amount
Drug Court Mini Grant	11-252-260-0045-5320	\$79,250.00

Reason for Request: Motion to approve receipt of the Carver County Drug Treatment Court Mini-Grant from the MN Judicial Branch in the amount of \$79,250.



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Health and Human Services Home and Community Based Care Dept.: Temporary (STOC) Position

RBA Number: 2026-663

Department: Health & Human Services - Home & Community Based Care

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

Presenter:

Contract Name & Number:

Meeting Date: July 21, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Carver County Health and Human Services (CCHHS) Home & Community-Based Care (HCBC) Department is experiencing a staffing shortage in the Adult Protection Unit and Adolescence Case Management Unit. These programs must meet strict deadlines for maltreatment screening, safety assessments, and Home and Community-Based Services (HCBS) waiver documentation. Each position is tied to revenue recapture, which is vital for department operations. The shortage stems from approved staff leaves— both long-term and short-term.

CCHHS HCBC Department plans to hire one (1) temporary (STOC) position for up to 67 days as allowed, costing \$22,032.16. Funding for 50 days (\$16,452) comes from a Health Partners grant (non-levy funding) already in the CCHHS 2026 approved budget, while the remaining 17 days (\$5,580.16) are covered by Carver County Employee Relations' 2026 STOC fund.

Action Requested:

Motion to approve hiring one (1) Seasonal/Temporary/On-Call/Casual (STOC) position to support the Carver County Health and Human Services Home & Community Based Care Department in Summer/Fall 2026.

Fiscal Impact:

Funding:	Amount Budgeted:
Health Partners Grant	\$16,452
ER STOC Fund	\$5,580.16

Related Fiscal/FTE Comments:

Total cost is \$22,032.16. Funding for 50 days (\$16,452) comes from the CCHHS approved 2026 budget (non-levy funding from a Health Partners Grant), while the remaining 17 days (\$5,580.16) are covered by Carver County Employee Relations' approved 2026 STOC fund.

Attached budget amendment to move funds from ER STOC to HHS, Health Partners Grant is already budgeted for.

Attachments:

1. HCBC STOC BA



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Amendment to the 2040 Comprehensive Plan
RBA Number: 2026-679
Department: Public Services - Planning & Water Management
Contact: Paul Moline, Deputy Division Director - Public Services,
952-361-1825
Presenter:
Contract Name & Number:
Meeting Date: July 21, 2026
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The County Board held a public hearing on July 7 to consider an amendment to the Watertown Township chapter of the 2040 Comprehensive Plan. The Board authorized submittal the 2040 Carver County Comprehensive Plan amendment to the Metropolitan Council for review. The Metropolitan Council has informed staff that a resolution from the Board is needed in order to review this request. Staff is requesting authorization from the County Board to adopt a resolution submitting the amendment to the Metropolitan Council for review and approval.

Action Requested:

Motion to adopt a resolution submitting the 2040 Carver County Comprehensive Plan amendment to the Metropolitan Council for review.

Fiscal Impact:

Funding:	Amount Budgeted:
-----------------	-------------------------

--	--

Related Fiscal/FTE Comments:

Attachments:

1. 260721_Board Resolution

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

Date: July 21, 2026

Resolution: No.

Motion by Commissioner:

Seconded by Commissioner:

=====

**A Resolution authorizing submittal of an amendment to the Watertown Township chapter of the
Carver County 2040 Comprehensive Plan to the Metropolitan Council for review and approval**

WHEREAS, Watertown Township adopted its first solar ordinance on July 6, 2021, and updated it on November 7, 2022; and

WHEREAS, the ordinance requires large solar energy systems to be placed on owner occupied land, a standard more restrictive than Carver County’s zoning rules for large solar energy production systems; and

WHEREAS, this ordinance/policy choice is not included in the Township’s chapter of the Carver County 2040 Comprehensive Plan; and

WHEREAS, 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; and

WHEREAS, Minnesota Statutes section 473.864 requires each local governmental unit to review and, if necessary, amend its comprehensive plan to ensure its comprehensive plan conforms to metropolitan system plans and ensure its fiscal devices and official controls do not conflict with the comprehensive plan or permit activities that conflict with metropolitan system plans; and

WHEREAS, the County Board of Commissioners, Planning Commission, and County Staff have prepared a proposed Comprehensive Plan amendment intended to meet the requirements of the Metropolitan Land Planning Act and Metropolitan Council guidelines and procedures; and

WHEREAS, pursuant to Minnesota Statutes section 473.858, the proposed amendment to the Comprehensive Plan was submitted to adjacent governmental units for review and comment on April 14, 2026; and

WHEREAS, Minnesota Statutes section 473.858 requires a local governmental unit to submit the proposed amendment to the comprehensive plan to the Metropolitan Council following recommendation by the planning commission and after consideration but before final approval by the governing body of the local governmental unit.

THEREFORE, BE IT RESOLVED, THAT the Carver County Board of Commissioners hereby:

Authorizes submittal of an amendment to the Watertown Township chapter of the Carver County 2040 Comprehensive Plan to the Metropolitan Council for review.

=====

YES	NO	ABSENT
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

=====

I, David Hemze, duly appointed and qualified County Administrator of the County of Carver, State of Minnesota, do hereby certify that I have compared the foregoing copy of this resolution with the original minutes of the proceedings of the Board of County Commissioners, Carver County, Minnesota, at its session held on the 21st 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 21st day of July, 2026.

David Hemze, County Administrator



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Amendment to Professional Services Agreement with WSP USA Inc. for Highway 53 Project

RBA Number: 2026-676

Department: Public Works - Program Delivery - Engineering

Contact: Lucas Rubash, Design Engineer, 952-466-5280

Presenter:

Contract Name & Number: Amendment 1 for PSA with WSP USA Inc. for design of the Highway 53 Project (26-327)

Meeting Date: July 21, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

An amendment to the contract with WSP USA Inc. for the Highway 53 Project is required for geotechnical investigation, in order to gain a comprehensive understanding of the existing soil characteristics, to design the pavement structure and to provide recommendations on roadway section design through muck areas.

The overall project scope includes pavement rehabilitation, resurfacing and shoulder widening of Highway 53 from the Sibley County line to 200 feet north of Bevens Creek (Bridge No. 10530) south of Cologne. Shoulder widening will generate impacts beyond the Right of Way currently owned by Carver County.

This scope was intentionally omitted from the original RFP. County staff attempted to contract this work separately from the road design contract which resulted in unacceptable quotes. WSP USA Inc. proposed a financially responsible proposal to complete the geotechnical efforts on this project.

Action Requested:

Motion to approve contract amendment with WSP USA Inc. for Highway 53 Project, pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
Wheelage Tax	\$379,962.50

Related Fiscal/FTE Comments:

The estimated project costs are:

	Original Estimate 6/9/2026 RBA	Estimate Update 7/21/2026 RBA
Construction:	\$7,564,735.00	\$7,564,735.00
Engineering:	\$916,738.60	\$916,738.60
Geotechnical Engineering:	\$407,000.00	\$379,962.50
ROW:	\$715,000.00	\$715,000.00
Total:	\$9,603,473.60	\$9,576,436.10

The project will be funded with a combination of Federal Highway Safety Improvement Program funds (\$2,000,000), State Aid Regular Construction funds and Wheelage Tax.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Professional Services Agreement with Apex Engineering for the Highway 52 & Highway 53 Box Culverts

RBA Number: 2026-666

Department: Public Works - Program Delivery - Engineering

Contact: Anthony Sellner, Engineering Manager, 952-466-5258

Presenter:

Contract Name & Number: 26-323

Meeting Date: July 21, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Carver County Public Works seeks approval to enter into a professional consultant services contract for the preliminary and final design of six existing drainage structures on County Highways 52 and 53, located five miles south of Cologne. The existing structures are either in poor condition, undersized for present day storm events, rank poorly according to the National Bridge Inventory, or rank as high risk according to MnDOT's Bridge Replacement and Improvement Management model. The anticipated drainage structures are bridge-size box culverts. These are planned to be constructed in 2027 in advance of a 2029 shoulder widening and full depth reclamation project on Highway 53. This is the planned schedule in order to meet the goals of Carver County's 5-Year Capital Improvement Program.

Three experienced bridge consultants were asked to submit proposals for the design of the replacement structures. Carver County received proposals from two consultants for this work, which were evaluated by the engineering team using a Qualification Based Selection. Apex was selected due to their project understanding, experience, qualifications, work plan, and schedule of deliverables.

The contract with Apex will include project management, preliminary and 60% design, final design, geotechnical investigation, utility engineering, permitting and construction bidding support. Apex will complete coordination with utilities, the CCWMO, DNR, Army Corps of Engineers and other permitting agencies, direct the geotechnical and wetland delineation subcontractors, complete drainage and hydraulic reports, complete floodplain impact modeling and coordination, construction plans, construction cost estimates of bid items and construction bidding support.

Action Requested:

Motion to approve a Professional Services Agreement with Apex Engineering Group, Inc. for design services for the Highway 52 & Highway 53 Box Culverts not to exceed \$262,076.26, pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
State Aid Regular Construction	\$262,076.26

Related Fiscal/FTE Comments:

Included in current budget

Estimated project costs are:

Construction: \$2,302,500

Engineering: \$262,076.26

Right-of-Way: \$150,000

Total: \$2,174,576

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Amendment 1 to the Professional Services Agreement with WSB, Inc. for Materials Testing for the 2026 Highway Preservation Program.

RBA Number: 2026-667

Department: Public Works - Program Delivery - Construction

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

Presenter:

Contract Name & Number: Amendment 1 to Materials Testing Contract - 2026 Highway Preservation Program

Meeting Date: July 21, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

In May of 2026, Carver County entered into contract 26-206 with WSB, Inc. to provide materials testing services for the 2026 Highway Preservation Program to ensure material compliance with local and state standards. Carver County has an upcoming ADA Improvements and ITS Enhancements Project, requiring additional concrete testing of which WSB can perform.

Amendment 1 increases the contract amount by \$30,580 bringing the total contract amount to \$64,288.

Action Requested:

Motion to approve Amendment 1 to Contract 26-206 with WSB, Inc. increasing the contract amount by \$30,580.00 to a total contract amount of \$64,288.00.

Fiscal Impact:

Funding:	Amount Budgeted:
County Funds	\$30,580

Related Fiscal/FTE Comments:

Included in current budget. 303-6260

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Special Use Permit: Minnesota Astronomical Society, 2026 Camping with the Stars Event

RBA Number: 2026-675

Department: Public Works - Parks

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

Presenter:

Contract Name & Number:

Meeting Date: July 21, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

By Park Ordinance 91.04 – B special use within the County Park system requires the issuance of an authorized use permit. This request is defined as a Tier 2 event per County Policy and requires formal action of the Park Commission and authorization by the County Board.

Applicant: Minnesota Astronomical Society.

Date(s): August 14-16, 2026.

Location: Baylor Regional Park, 10775 CR33 NYA.

Event Scope: Annual Camping with the Stars event.

Anticipated Attendance: The event typically sees 300-500+ people total over the 2.5 days the event occurs.

Impact(s) to the Park: Use of the park, specifically on/adjacent to the Eagle Lake Observatory campus, will expand beyond park hours of 10:00pm and continue overnight. As a function of the event, a temporary camping operation is assembled on the open turf area below the Observatory to allow for event attendees to tent camp through a reservation process. Overnight use is managed in the designated campground facility or by permit through County use permitting policy.

Use Permitting Requirements: The required documents have been received and reviewed to meet County requirements.

Items of Attention: Overnight use of the park in a temporary camping condition as well as planned activities outside the park hours of 6am - 10pm.

Permit Fees: Consistent with the 2026 Fee Schedule, fees have been applied for use permitting and facility reservation.

Permitting/Event History: Year 15+

Staff Comments: This is a planned event in partnership with the Department to offer a unique experience of astronomical observation and camping activity. Park staff manage reservations and temporary camping areas for the event. The Eagle Lake Observatory is one of the only public opportunities for astronomical society viewing in the metro area. This event, as well as many of the other planned public events conducted by the organization, attract a wide variety of participants in terms of demographics and are highly popular.

The Park & Recreation Commission recommended the issuance of this special event use permit to the County Board at the July 15, 2026 regular meeting.

Action Requested:

Motion to approve a special event use permit to the Minnesota Astronomical Society to conduct the planned August 14-16, 2026 Camping with the Stars event at Baylor Regional Park.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Authorization to Initiate Eminent Domain Proceedings for the Highway 40 Project — Silver/Bevens Creek Area

RBA Number: 2026-678

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:

Contract Name & Number:

Meeting Date: July 21, 2026

Item Type: Consent

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.

On January 27th, 2026, with Resolution 4-26, the County Board of Commissioners authorized Staff to begin making offers based on the appraisals, and Staff are in continued negotiations.

Staff is requesting authorization for eminent domain proceedings, including the use of the quick-take procedure, to secure the remaining parcels to meet project deadlines and funding schedules on the following PID#'s 08.0030120, 08.0030140, 08.0031110, 080100200, 08.0091300, 08.0091300, and 08.0090910.

Action Requested:

Motion to adopt a resolution authorizing and directing county staff to initiate eminent domain proceedings, including the use of the quick-take procedure, which is now necessary to secure the remaining parcels to meet project deadlines and funding schedules.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

1. 208879 Highway 40_Resolution Authorizing Eminent Domain and Exhibit A_7-21-26

BOARD OF COUNTY COMMISSIONERS CARVER COUNTY, MINNESOTA

Date: July 21, 2026

Resolution No: _____

Motion by Commissioner: _____

Seconded by Commissioner: _____

Resolution Authorizing Eminent Domain Proceedings to Acquire Real Property Interests Needed for the Highway 40 Project – Silver-Bevens Creek

WHEREAS, the Board of Commissioners is the official governing body of Carver County (“County”); and

WHEREAS, the County’s 2027 highway construction season includes the Highway 40 Project – Silver-Bevens Creek, which involves shoulder widening and pavement improvements of CSAH 40 to provide enhanced vehicular and pedestrian safety and traffic mobility, (Project SP Number 010-640-017 and Carver County Project Number 208879), (“Project”); and

WHEREAS, the County finds that it is reasonable, necessary, and expedient for the public health, safety, and welfare, and necessary and for a public purpose or public use to undertake the Project; and

WHEREAS, the County, acting by and through its Board of Commissioners, pursuant to Minnesota Statutes, §163.02, Subd. 2, §117.012, and §117.042, is authorized to acquire land and other real property interests in Carver County which the County needs for a public use or public purpose; and

WHEREAS, to complete the Project, the County must acquire the real property interests described in Exhibit A; and

WHEREAS, based upon appraisal reports of damages obtained by the County from an independent licensed real estate appraiser, and in accordance with authorization of the Board of Commissioners by Resolution No. 4-26, dated January 27, 2026, the Public Works Division Director or agents under his supervision made offers of compensation to the owners of affected properties for the real property interests required from those owners for the Project; and

WHEREAS, despite good faith efforts, negotiations with the owners for the direct purchase of the real property interests which the County needs for the Project either have been unsuccessful or the County has been unable to fully execute by today’s date the settlement agreements that the County has negotiated with said owners; and

WHEREAS, the Board of Commissioners finds that it is reasonably necessary, proper, and convenient, in furtherance of the Project, and in the interest of the public health, convenience, and general welfare of the citizens of the County that the County acquire title to, and possession of the real property interests described in Exhibit A through use of the power of eminent domain; and

WHEREAS, the County has the right pursuant to Minnesota Statutes, § 117.042 to acquire title to and possession of the real property interests the County needs for the Project prior to the filing of an award of damages by court-appointed commissioners; and

WHEREAS, the Board of Commissioners finds that the funding and construction schedule for the Project make it necessary for the County to acquire title to and possession of the real property interests described in Exhibit A prior to the filing of the final report of the condemnation commissioners to be appointed by the district court.

NOW, THEREFORE, BE IT RESOLVED that:

- 1. It is the considered judgment of the Board of Commissioners that the Project, and the County’s acquisition of the real property interests described in Exhibit A constitute a valid public use and public purpose; and
- 2. It is the considered judgment of the Board of Commissioners that the County must acquire the real property interests described in Exhibit A for the stated public purposes in furtherance of the Project; and
- 3. The County is authorized to acquire the real property interests described in Exhibit A, by direct purchase, and if necessary, through the exercise of the power of eminent domain, and the early transfer of title to and possession of said real property interests pursuant to Minn. Stat. § 117.042; and
- 4. The Public Works Division Director or his delegee is authorized to approve the appraised values for the acquisition of the real property interests described in Exhibit A for the purposes of using the “quick take” procedure under Minn. Stat. § 117.042; and
- 5. The County Attorney, the County Attorney’s legal staff, and any legal counsel retained by the County are authorized and directed to take all steps reasonably necessary to commence eminent domain proceedings to acquire the real property interests described in Exhibit A, including but not limited to the filing of the Petition necessary to initiate an action in eminent domain in district court and using the process provided for in Minn. Stat. § 117.042, and litigate such action and all related matters needed to bring the action to a successful conclusion or until the action is abandoned, dismissed, or terminated by the County or district court.

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

STATE OF MINNESOTA
COUNTY OF CARVER

I, Dave Hemze, duly appointed and qualified County Administrator of the County of Carver, State of Minnesota, do certify that I have compared the foregoing copy of this resolution with the original minutes of the proceedings of the Board of Commissioners, Carver County, Minnesota, at its session held on July 21st, 2026, now on file in the Administration office, and have found the same to be a true and correct copy thereof.

Dated this 21st day of July, 2026

Dave Hemze

County Administrator

Exhibit A

Highway 40 Project – Silver-Bevens Creek

Carver County Public Works No.: 208879

Property Tax Identification No.: 08.0030120

Parcels: Parcel 25, PE 25 and TE 25

Fee Owner: Patrick J. Murphy and Sherilyn R. Murphy, Married to each other

Lender Interest: None.

Easement Interest: Minnesota Valley Electric Cooperative.

Property Address: 16380 County Road 40, Carver, MN 55315

Legal Description Property to be Encumbered by Permanent Easement for Roadway Purposes:

Parcel 25 of CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 20,688 sq. ft., more or less, including 13,287 sq. ft., more or less, of existing road right of way easement.

Legal Description Property to be Encumbered by Permanent Easement for Drainage and Utility Purposes:

PE 25 of CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 4,780 sq. ft., more or less.

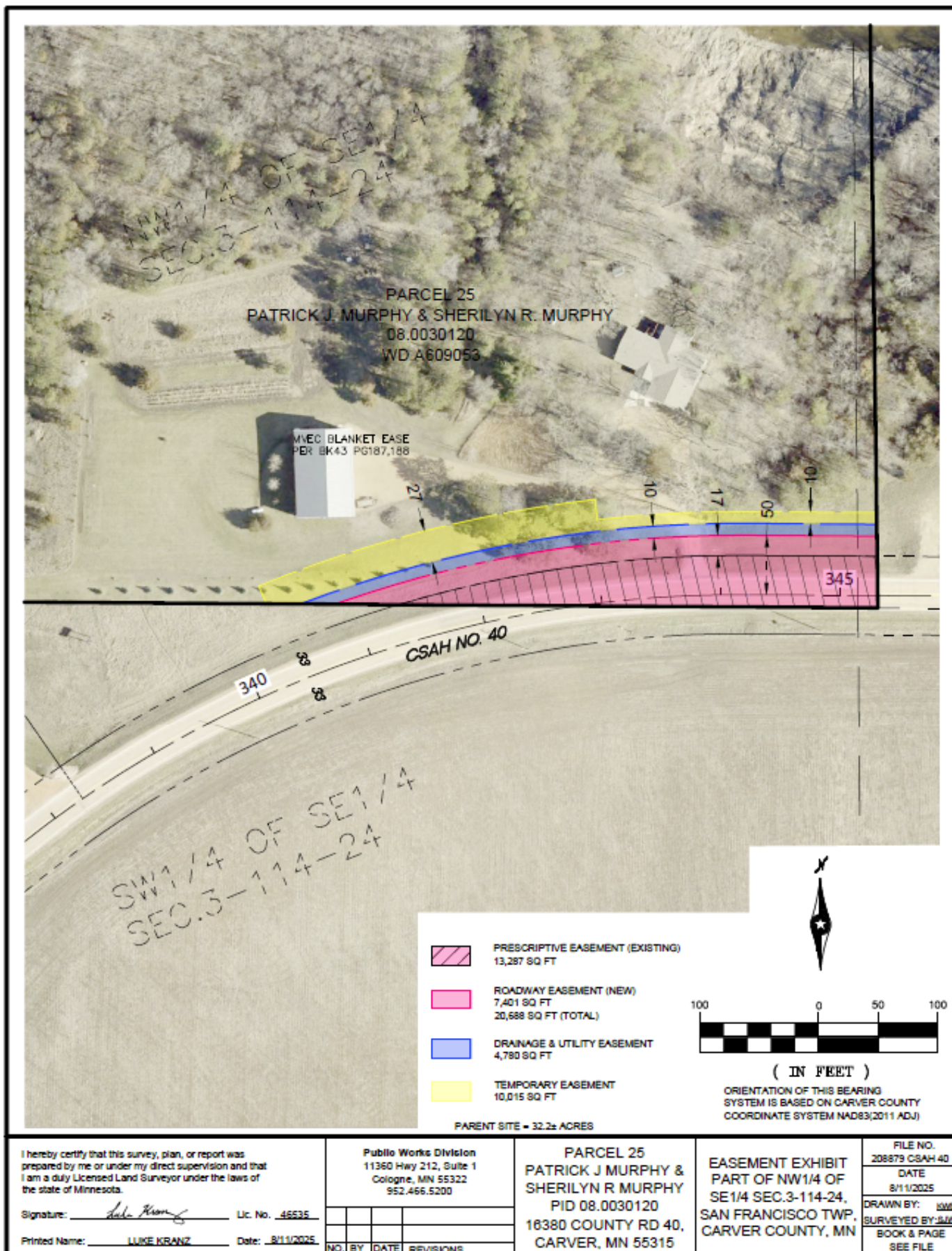
Legal Description of Property to be Encumbered by Temporary Easement For Construction Purposes:

TE 25, as shown on CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 10,015 sq. ft., more or less.

Term of Temporary Easement:

The Subject Property will be encumbered by a temporary construction easement for a duration of 24 months, or 2 years.

[See Parcel Exhibit on the following page]



Highway 40 Project – Silver-Bevens Creek

Carver County Public Works No.: 208879

Property Tax Identification No.: 08.0030140

Parcels: Parcel 26, PE 26, and TE 26

Fee Owner: Martin Hawk and Kerri Hawk, Married to each other

Lender Interest: Mortgage Electronic Registration Systems, and Huntington National Bank

Easement Interest: Minnesota Valley Electric Cooperative

Property Address: Vacant Land, County Road 40, Carver, MN 55315

Legal Description Property to be Encumbered by Permanent Easement for Roadway Purposes:

Parcel 26 of CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 113,192 sq. ft., more or less, including 77,078 sq. ft., more or less, of existing road right of way easement.

Legal Description Property to be Encumbered by Permanent Easement for Drainage and Utility Purposes:

PE 26 of CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 7,778 sq. ft., more or less.

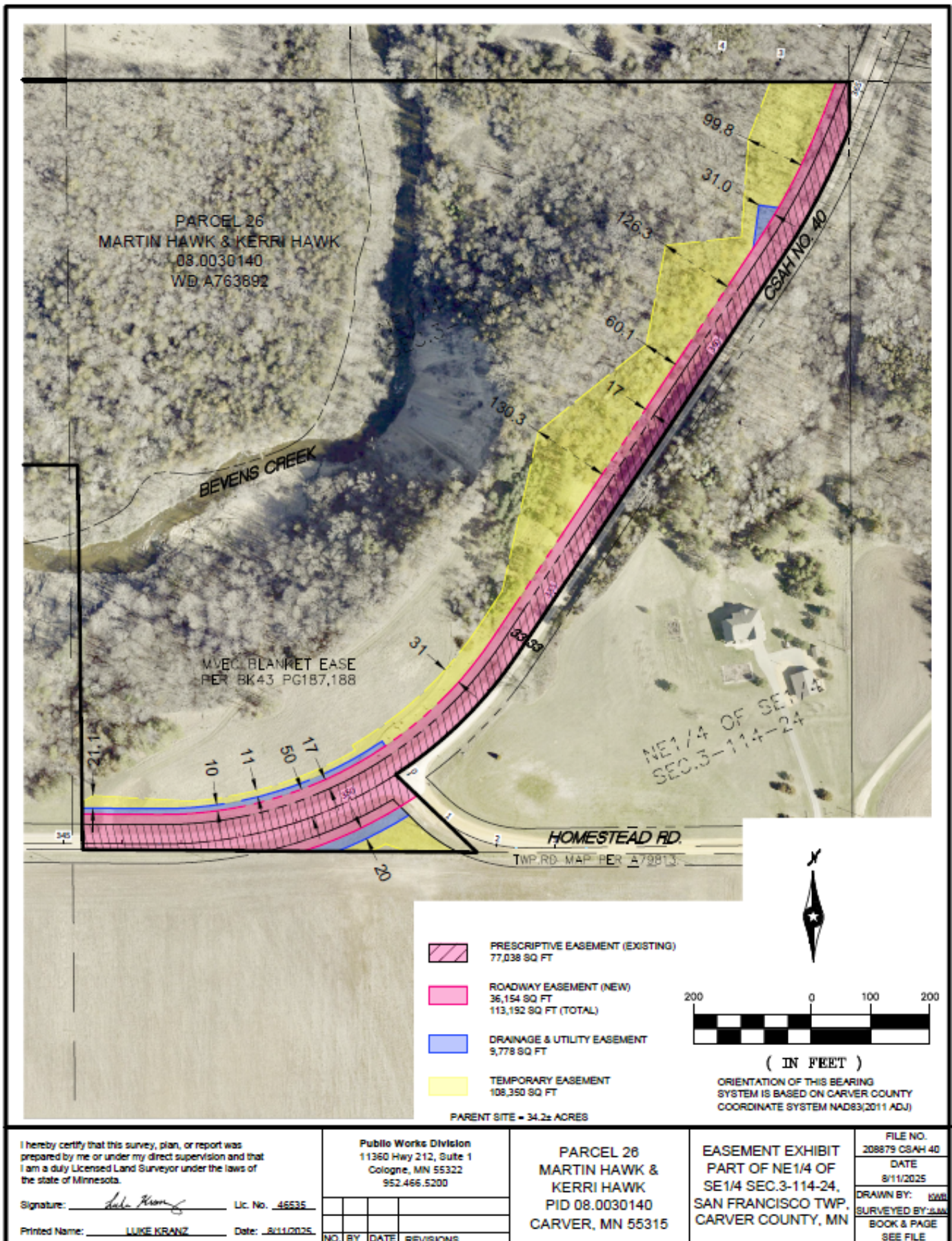
Legal Description of Property to be Encumbered by Temporary Easement For Construction Purposes:

TE 26, as shown on CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 108,350 sq. ft., more or less.

Term of Temporary Easement:

The Subject Property will be encumbered by a temporary construction easement for a duration of 24 months, or 2 years.

[See Parcel Exhibit on the following page]



Highway 40 Project – Silver-Bevens Creek

Carver County Public Works No.: 208879

Property Tax Identification No.: 08.0031110

Parcels: Parcel 27, PE 27, and TE 27

Fee Owner: Martin Hawk and Kerri Hawk, Married to each other

Lender Interest: Mortgage Electronic Registration Systems, and Huntington National Bank

Easement Interest: Minnesota Valley Electric Cooperative

Property Address: Vacant Land, County Road 40, Carver, MN 55315

Legal Description Property to be Encumbered by Permanent Easement for Roadway Purposes:

Parcel 27 of CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 33,154 sq. ft., more or less, including 25,806 sq. ft., more or less, of existing road right of way easement.

Legal Description Property to be Encumbered by Permanent Easement for Drainage and Utility Purposes:

PE 27 of CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 2,723 sq. ft., more or less.

Legal Description of Property to be Encumbered by Temporary Easement For Construction Purposes:

TE 27, as shown on CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 45,821 sq. ft., more or less.

Term of Temporary Easement:

The Subject Property will be encumbered by a temporary construction easement for a duration of 24 months, or 2 years.

[See Parcel Exhibit on the following page]

Highway 40 Project – Silver-Bevens Creek

Carver County Public Works No.: 208879

Property Tax Identification No.: 080100200

Parcels: Parcel 34, PE 34, and TE 34

Fee Owner: Mary Rothfusz and Craig E. Rothfusz, Married to each other

Lender Interest: None.

Easement Interest: None.

Property Address: Vacant Land, County Road 40, Carver, MN 55315

Legal Description Property to be Encumbered by Permanent Easement for Roadway Purposes:

Parcel 34 of CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 36,562 sq. ft., more or less, including 24,726 sq. ft., more or less, of existing road right of way easement.

Legal Description Property to be Encumbered by Permanent Easement for Drainage and Utility Purposes:

PE 34 of CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 12,205 sq. ft., more or less.

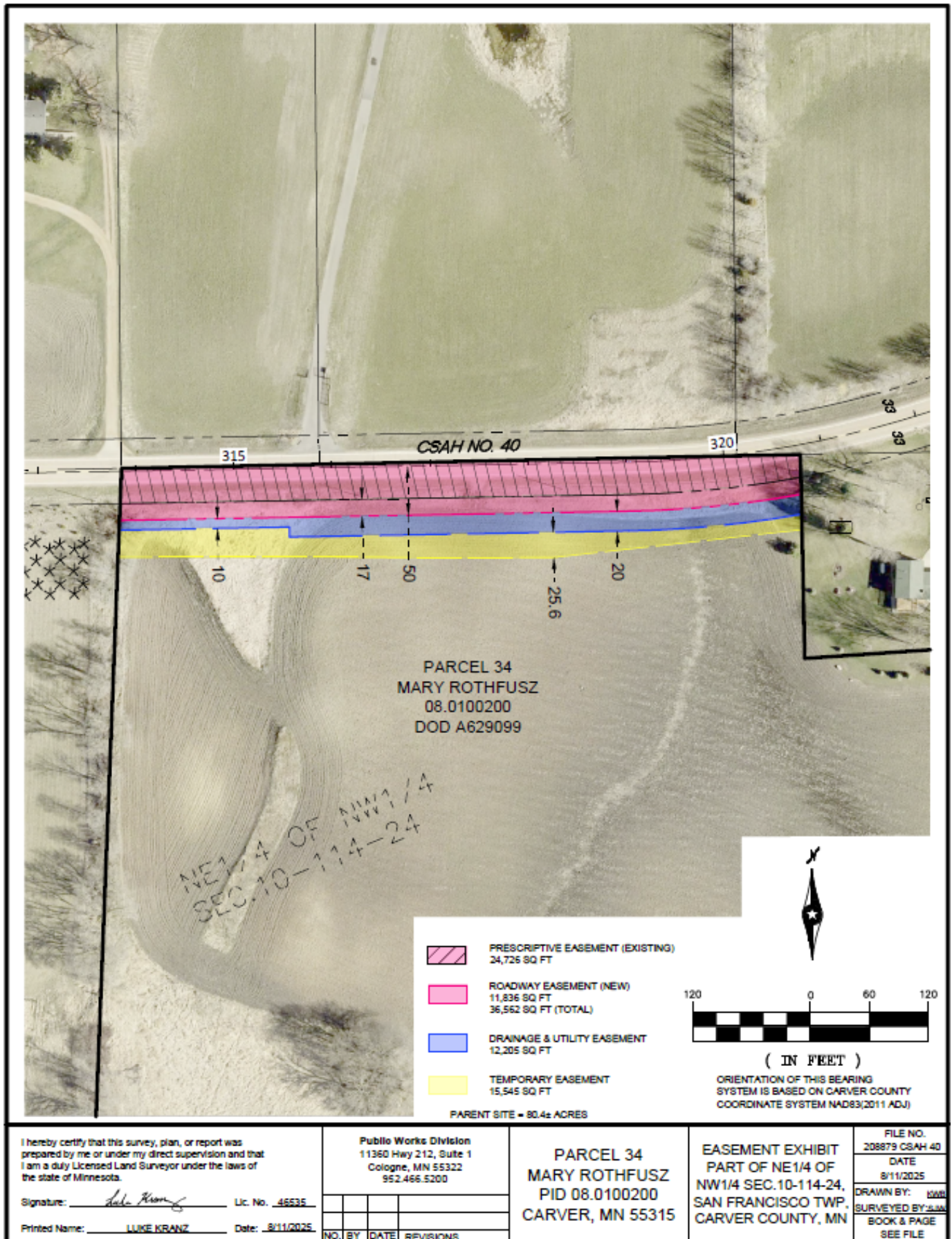
Legal Description of Property to be Encumbered by Temporary Easement For Construction Purposes:

TE 34, as shown on CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 15,545 sq. ft., more or less.

Term of Temporary Easement:

The Subject Property will be encumbered by a temporary construction easement for a duration of 24 months, or 2 years.

[See Parcel Exhibit on the following page]



Highway 40 Project – Silver-Bevens Creek

Carver County Public Works No.: 208879

Property Tax Identification No.: 08.0091300

Parcels: Parcel 36, PE 36, and TE 36, and Additional TE

Fee Owner: Scott and Tracey Loomis Revocable Trust, Scott M. Loomis and Tracey Loomis as Trustees

Lender Interest: Wings Financial Credit Union, and Commerce Bank

Property Address: 16635, County Road 40, Carver, MN 55315

Legal Description Property to be Encumbered by Permanent Easement for Roadway Purposes:

Parcel 36 of CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 30,559 sq. ft., more or less, including 17,386 sq. ft., more or less, of existing road right of way easement.

Legal Description Property to be Encumbered by Permanent Easement for Drainage and Utility Purposes:

PE 36 of CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 7,823 sq. ft., more or less.

Legal Description of Property to be Encumbered by Temporary Easement For Construction Purposes:

TE 36, as shown on CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 11,802 sq. ft., more or less.

Together with Additional TE;

An temporary easement for construction purposes (Additional TE) lying south of the existing TE 36 and PE 36, Carver County Right of Way Plat No. 41, lying east of the Parcel 36-Parcel 37 boundary line, and lying northerly of the following described line:

Commencing at monument B34 of said plat, thence South 63 degrees 26 minutes 07 seconds West, assumed bearing, along the line between monument B34 and monument B35 of said plat 180.86 feet; thence South 26 degrees 33 minutes 53 seconds East, at a right angle from previous line, 35.00 feet to the point of beginning of the line to be described; thence North 63 degrees 26 minutes 07 seconds East 180.86 feet; thence northeasterly 569.96 feet along a tangential curve concave to the southeast having a radius of 1845.00 feet and a central angle of 17 degrees 41 minutes 59 seconds; thence North 08 degrees 51 minutes 53 seconds West, radial from previous curve, 35.00 feet to the south right of way line of said plat and said line there terminating.

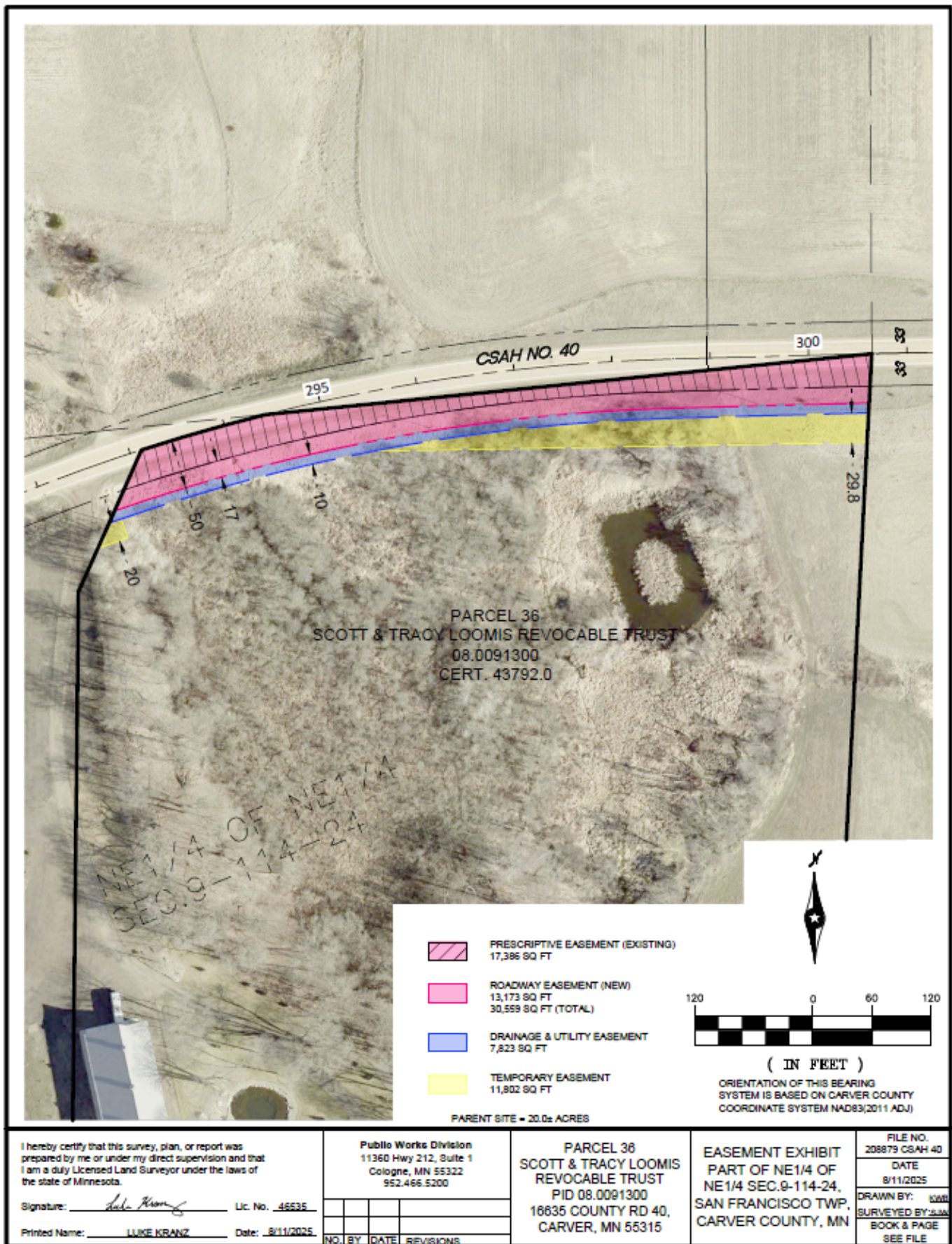
Said Additional TE contains 11,802 sq. ft., more or less.

The combination of TE 36 and the Additional TE contains 19,897 sq. ft., more or less.

Term of Temporary Easement:

The Subject Property will be encumbered by a temporary construction easement for a duration of 24 months, or 2 years.

[See Parcel Exhibits on the following 2 pages]



Highway 40 Project – Silver-Bevens Creek

Carver County Public Works No.: 208879

Property Tax Identification No.: 08.0091300

Parcels: Parcel 37, PE 37, and TE 37, and Additional TE

Fee Owner: Scott M. Loomis and Tracey Loomis as Trustees of the Scott and Tracey Loomis Revocable Trust

Lender Interest: Wings Financial Credit Union, and Commerce Bank

Property Address: 16634, County Road 40, Carver, MN 55315

Legal Description Property to be Encumbered by Permanent Easement for Roadway Purposes:

Parcel 37 of CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 113,192 sq. ft., more or less, including 77,038 sq. ft., more or less, of existing road right of way easement.

Legal Description Property to be Encumbered by Permanent Easement for Drainage and Utility Purposes:

PE Parcel 37 of CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 9,778 sq. ft., more or less.

Legal Description of Property to be Encumbered by Temporary Easement For Construction Purposes:

TE Parcel 37, as shown on CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 108,350 sq. ft., more or less.

Together with Additional TE;

An temporary easement for construction purposes (Additional TE) lying south of the existing TE 37 and PE 37, Carver County Right of Way Plat No. 41, lying west of the Parcel 36-Parcel 37 boundary line, and lying northerly of the following described line:

Commencing at monument B34 of said plat, thence South 63 degrees 26 minutes 07 seconds West, assumed bearing, along the line between monument B34 and monument B35 of said plat 180.86 feet; thence South 26 degrees 33 minutes 53 seconds East, at a right angle from previous line, 35.00 feet to the point of beginning of the line to be described; thence North 63 degrees 26 minutes 07 seconds East 180.86 feet; thence northeasterly 569.96 feet along a tangential curve concave to the southeast having a radius of 1845.00 feet and a central angle of 17 degrees 41 minutes 59 seconds and said line there terminating.

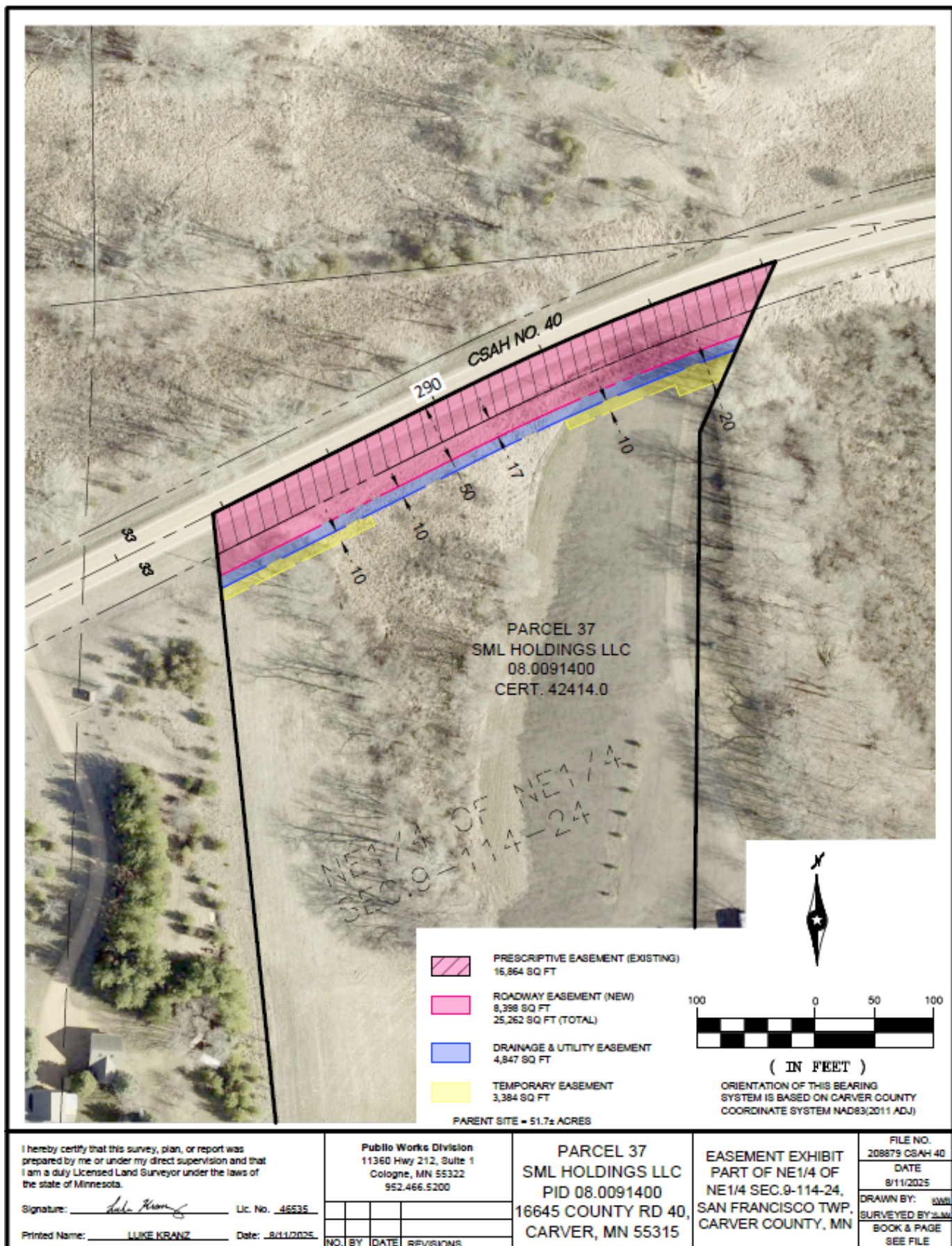
Said Additional TE contains 3,384 sq. ft., more or less.

The combination of TE 37 and the Additional TE contains 10,652 sq. ft., more or less.

Term of Temporary Easement:

The Subject Property will be encumbered by a temporary construction easement for a duration of 24 months, or 2 years.

[See Parcel Exhibits on the following 2 pages]



Highway 40 Project – Silver-Bevens Creek

Carver County Public Works No.: 208879

Property Tax Identification No.: 08.0090910

Parcels: Parcel 38, PE 38 and TE 38

Fee Owner: Darrin J. Rain and Anne R Bogren, Married to each other

Lender Interest: Nicolet National Bank

Easement Interest: None.

Mineral Interest: AgriBank, FCB

Property Address: 6655 County Road 40, Carver, MN 55315

Legal Description Property to be Encumbered by Permanent Easement for Roadway Purposes:

Parcel 38 of CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 80,798 sq. ft., more or less, including 53,280 sq. ft., more or less, of existing road right of way easement.

Legal Description Property to be Encumbered by Permanent Easement for Drainage and Utility Purposes:

PE 38 of CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 19,401 sq. ft., more or less.

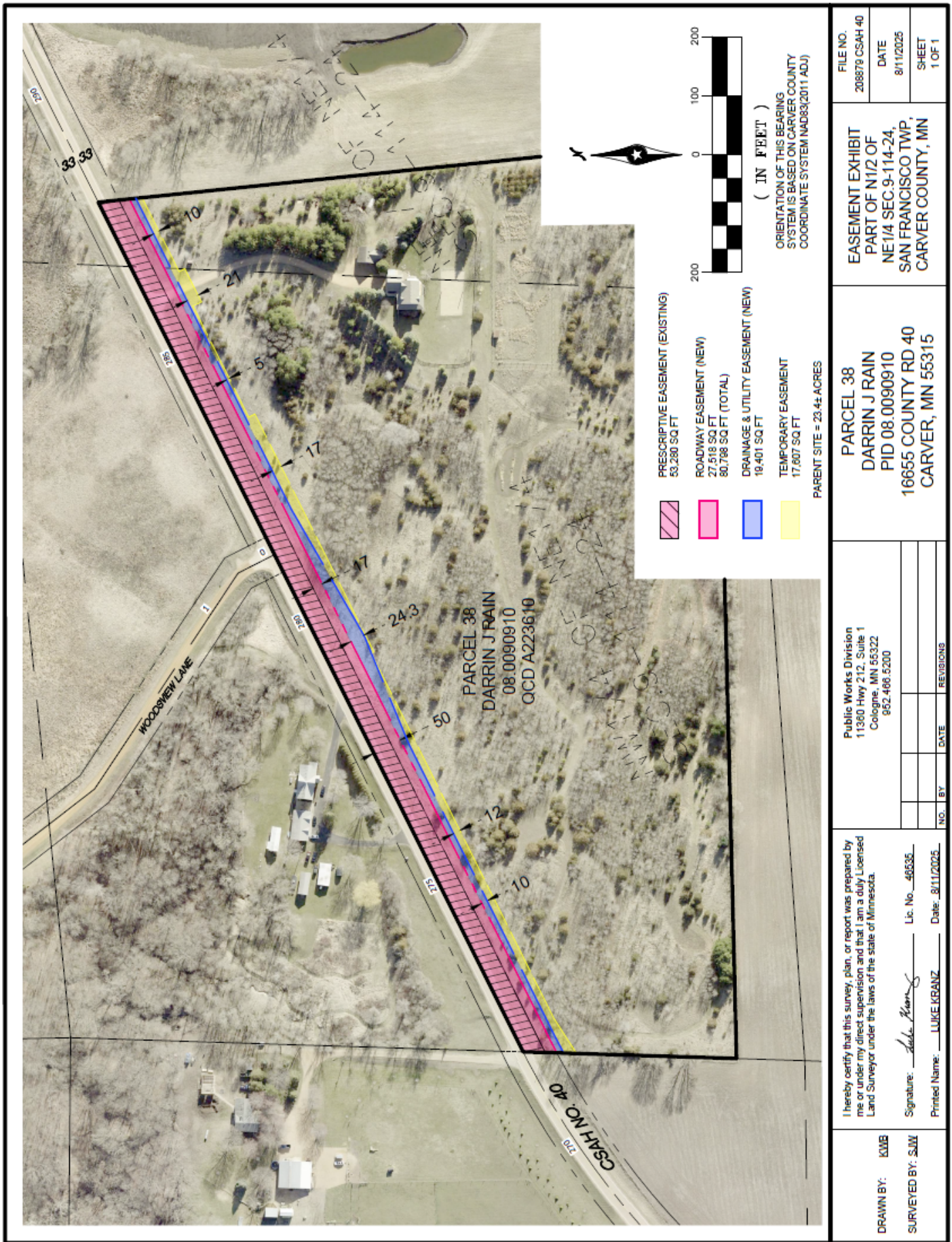
Legal Description of Property to be Encumbered by Temporary Easement For Construction Purposes:

TE 38, as shown on CARVER COUNTY RIGHT OF WAY PLAT NO. 41, according to the recorded plat thereof, Carver County, Minnesota, containing 17,607 sq. ft., more or less.

Term of Temporary Easement:

The Subject Property will be encumbered by a temporary construction easement for a duration of 24 months, or 2 years.

[See Parcel Exhibit on the following page]





Carver County Board of Commissioners
Request for Board Action

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

RBA Number: 2026-677

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:

Contract Name & Number:

Meeting Date: July 21, 2026

Item Type: Consent

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.

On January 27th, 2026, with Resolution 4-26, the County Board of Commissioners authorized Staff to begin making offers based on the appraisals, and Staff are in continued negotiations.

Staff have reached recommended settlements with the following property owners located at PID#'s: 08.0080300, 08.0080200, 08.0090600, 08.0090800, 08.0091100, 08.0030200, 08.0031600, 08.0031500, 08.0021100, 08.0020100, 08.0100210, 08.0090700, 08.0090320, 08.0091000, 08.7350040, 08.7350030, 08.7350070, 08.7350010, 08.0040110, 08.0031410, 08.0031400, 08.0030320, 08.0030310, 08.0030350, 08.0030340, 08.0021510, 08.0030130, 08.0030300, 08.0090110.

Action Requested:

Motion to adopt a resolution to approve right of way acquisition settlements for the Highway 40 Project — Silver/Bevens Creek Area for the properties located at PID #'s: 08.0080300, 08.0080200, 08.0090600, 08.0090800, 08.0091100, 08.0030200, 08.0031600, 08.0031500, 08.0021100, 08.0020100, 08.0100210, 08.0090700, 08.0090320, 08.0091000, 08.7350040, 08.7350030, 08.7350070, 08.7350010, 08.0040110, 08.0031410, 08.0031400, 08.0030320, 08.0030310, 08.0030350, 08.0030340, 08.0021510, 08.0030130, 08.0030300, and 08.0090110.

Fiscal Impact:

Funding:	Amount Budgeted:
Wheelage Tax	\$1,194,194

Related Fiscal/FTE Comments:

Included in current budget

Attachments:

1. Exhibit A_Settlement for County Road 40_7-21-26

Exhibit A

to

Resolution Authorizing Settlement of Compensation to Owners for Acquisition of Real Property Interests

Highway 40 Project Silver/Bevens Creek Area

Carver County Public Works No. 208879

Property Tax Identification No. 08.0080300

Parcel Number(s): 1

Fee Owners: Stephen A. Santovi and Carol M. Santovi

Property Address: 8250 County Road 52, Carver, MN 55315

Permanent easement for highway right-of-way purposes contains a total of 59,578 sq. ft., which includes 18,669 sq. ft. of new permanent easement and 40,909 sq. ft. of existing permanent easement, all areas more or less.

\$6,900.00

Permanent easement for drainage and utility purposes contains 12,708 sq. ft., more or less.

\$4,700.00

Temporary easement for construction purposes contains 22,057 sq. ft., more or less.

\$1,250.00

Severance Damages to Slope.

\$5,100.00

Settlement Amount: **\$17,950.00**

Property Tax Identification No. 08.0080200

Parcel Number(s): 3

Fee Owners: Dominique L. Claeys, Single Person;

Tiffany E. Stier and Christopher A. Stier, Married to each other; Jacqueline L. Johnson and Ryan D. Johnson, Married to each other; and Patrick R. Claeys and Sarafina Claeys, Married to each other; all the above collectively the Lessors; and Bernard Claeys and Lynette Claeys

Property Address: 17180 County Road 40, Carver, Minnesota, 55315

Permanent easement for highway right-of-way purposes contains a total of 24,962 sq. ft., which includes 8,471 sq. ft. of new permanent easement and 16,491 sq. ft. of existing permanent easement, all areas more or less.

\$8,800.00

Permanent easement for drainage and utility purposes contains 8,862 sq. ft., more or less.

\$9,135.00

Temporary easement for construction purposes contains 8,961 sq. ft., more or less.

\$1,500.00

Appraisal fee.

\$10,000.00

Damages to Site.

\$10,065.00

Settlement Amount: **\$39,500.00**

Property Tax Identification No. 08.0091000

Parcel Number(s): 4

Fee Owners: Holzemer Joint Revocable Trust

Property Address: Vacant Land County Road 40, Carver, Minnesota, 55315

Permanent easement for highway right-of-way purposes contains a total of 150,217 sq. ft., which includes 51,089 sq. ft. of new permanent easement and 99,128 sq. ft. of existing permanent easement, all areas more or less.

\$18,800.00

Permanent easement for drainage and utility purposes contains 34,127 sq. ft., more or less.

\$12,528.00

Temporary easement for construction purposes contains 34,659 sq. ft., more or less.

\$4,000.00

Severance Damages for slope impacts.

\$4,704.00

Settlement Amount: **\$40,032.00**

Property Tax Identification No. 08.0090600

Parcel Number(s): 5

Fee Owners: Bradley Gestach and Barbara Gestach

Property Address: 16980 County Road 40, Carver, Minnesota, 55315

Permanent easement for highway right-of-way purposes contains a total of 41,787 sq. ft., which includes 27,569 sq. ft. of new permanent easement and 14,218 sq. ft. of existing permanent easement, all areas more or less.

\$8,200.00

Permanent easement for drainage and utility purposes contains 11,139 sq. ft., more or less.

\$6,400.00

Temporary easement for construction purposes contains 14,698 sq. ft., more or less.

\$1,700.00

Appraisal fee.

\$10,000.00

Damages to Site.

\$31,700.00

Settlement Amount: **\$58,000.00**

Property Tax Identification No. 08.7350040

Parcel Number(s): 8

Fee Owners: Christopher W. Wyman and Theresa L. Wyman

Property Address: Vacant Land County Road 40, Carver, Minnesota, 55315

Temporary easement for construction purposes contains 5,921 sq. ft., more or less.

\$2,500.00

Damages to fence and trees.

\$33,500.00

Settlement Amount: **\$36,000.00**

Property Tax Identification No. 08.7350030

Parcel Number(s): 9

Fee Owners: Christopher W. Wyman and Theresa L. Wyman

Property Address: 16860 County Road 40, Carver, Minnesota, 55315

Temporary easement for construction purposes contains **16,430 sq. ft.**, more or less.

\$2,700.00

Damages to fence and trees.

\$92,500.00

Severance Damages for slope impacts.

\$7,600.00

Settlement Amount: **\$102,800.00**

Property Tax Identification No. 08.7350070

Parcel Number(s): 10

Fee Owners: Christopher W. Wyman and Theresa L. Wyman, Barry Thompson, Mark A. Asmus and Pamela D. Asmus

Property Address: Private Road off County Road 40, Carver, MN 55315

Permanent easement for drainage and utility purposes contains 662 sq. ft., more or less.

\$300.00

Temporary easement for construction purposes contains 3,973 sq. ft., more or less.

\$300.00

Appraisal Fee.

\$3,000.00

Settlement Amount: **\$3,600.00**

Property Tax Identification No. 08.7350010

Parcel Number(s): 11

Fee Owners: Barry Thompson

Property Address: 7680 Martin Drive, Carver, MN 55315

Temporary easement for construction purposes contains 814 sq. ft., more or less.

\$500.00

Appraisal Fee.

\$500.00

Settlement Amount: **\$1,000.00**

Property Tax Identification No. 08.0090800

Parcel Number(s): 12

Fee Owners: John Hasselius and Lynn Hasselius

Property Address: 16730 County Road 40, Carver, MN 55315

Permanent easement for highway right-of-way purposes contains a total of 24,761 sq. ft., which includes 8,357 sq. ft. of new permanent easement and 16,404 sq. ft. of existing permanent easement, all areas more or less.

\$10,600.00

Temporary easement for construction purposes contains **4,585 sq. ft.**, more or less.

\$1,200.00

Appraisal fee.

\$1,500.00

Damages to Site.

\$9,000.00

Settlement Amount: **\$22,300.00**

Property Tax Identification No. 08.0091100

Parcel Number(s): 13

Fee Owners: Hollyjean Martha Hummelsund and Justin David Johnson

Property Address: 16680 County Road 40, Carver, MN 55315

Permanent easement for highway right-of-way purposes contains a total of 44,829 sq. ft., which includes 15,089 sq. ft. of new permanent easement and 29,740 sq. ft. of existing permanent easement, all areas more or less.

\$19,100.00

Permanent easement for drainage and utility purposes contains 1,020 sq. ft., more or less.

\$1,200.00

Temporary easement for construction purposes contains 6,829 sq. ft., more or less.

\$1,800.00

Damages to Site.

\$47,400.00

Severance Damages for New Driveway.

\$27,585.00

Settlement Amount: **\$97,085.00**

Property Tax Identification No. 08.0040110

Parcel Number(s): 15

Fee Owners: Darvin D. Ische Revocable Trust and Lynette G. Ische Revocable Trust

Property Address: 16455 Woodsvew Lane, Carver, MN 55315

Permanent easement for highway right-of-way purposes contains a total of 58,079 sq. ft., which includes 18,514 sq. ft. of new permanent easement and 39,565 sq. ft. of existing permanent easement, all areas more or less.

\$10,700.00

Temporary easement for construction purposes contains 26,622 sq. ft., more or less.

\$2,800.00

Damages to trees, wetlands, re-seeding.

\$13,500.00

Appraisal fee.

\$3,000.00

Settlement Amount: **\$30,000.00**

Property Tax Identification No. 08.0031410

Parcel Number(s): 16

Fee Owners: Mark Eberlein and Erika Eberlein

Property Address: Vacant Land County Road 40, Carver, Minnesota, 55315

Permanent easement for highway right-of-way purposes contains a total of 44,663 sq. ft., which includes 14,341 sq. ft. of new permanent easement and 30,322 sq. ft. of existing permanent easement, all areas more or less.

\$5,264.00

Permanent easement for drainage and utility purposes contains 7,848 sq. ft., more or less.

\$2,300.00

Temporary easement for construction purposes contains 27,874 sq. ft., more or less.

\$2,200.00

Damages to trees.

\$2,200.00

Severance Damages for slope impacts.

\$3,800.00

Settlement Amount: **\$15,764.00**

Property Tax Identification No. 08.0031400

Parcel Number(s): 17

Fee Owners: Mark Eberlein and Erika Eberlein

Property Address: 16550 County Road 40, Carver, Minnesota, 55315

Permanent easement for highway right-of-way purposes contains a total of 33,631 sq. ft., which includes 11,173 sq. ft. of new permanent easement and 22,458 sq. ft. of existing permanent easement, all areas more or less.

\$6,400.00

Permanent easement for drainage and utility purposes contains 6,572 sq. ft., more or less.

\$3,775.00

Temporary easement for construction purposes contains 17,990 sq. ft., more or less.

\$2,100.00

Damages to trees, lawn.

\$2,000.00

Severance Damages for slope impacts.

\$5,400.00

Settlement Amount: **\$19,675.00**

Property Tax Identification No. 08.0030200

Parcel Number(s): 18

Fee Owners: Gerald L. Read and Shirley L. Read

Property Address: 16530 County Road 40, Carver, MN 55315

Permanent easement for highway right-of-way purposes contains a total of 31,521 sq. ft., which includes 11,226 sq. ft. of new permanent easement and 20,295 sq. ft. of existing permanent easement, all areas more or less.

\$6,500.00

Permanent easement for drainage and utility purposes contains 6,604 sq. ft., more or less.

\$4,000.00

Temporary easement for construction purposes contains 8,598 sq. ft., more or less.

\$1,000.00

Appraisal fee.

\$10,000.00

Damages to Site.

\$3,000.00

Settlement Amount: **\$24,500.00**

Property Tax Identification No. 08.0031600

Parcel Number(s): 19

Fee Owners: Todd K. Johnson Revocable Trust & Linda Bates Johnson Revocable Trust

Property Address: 16520 County Road 40, Carver, MN 55315

Permanent easement for highway right-of-way purposes contains a total of 9,424 sq. ft., which includes 3,429 sq. ft. of new permanent easement and 5,995 sq. ft. of existing permanent easement, all areas more or less.

\$4,800.00

Permanent easement for drainage and utility purposes contains 2,017 sq. ft., more or less.

\$2,760.00

Temporary easement for construction purposes contains 1,340 sq. ft., more or less.

\$640.00

Appraisal fee.

\$1,500.00

Damages to Site.

\$8,800.00

Settlement Amount: **\$18,500.00**

Property Tax Identification No. 08.0031500

Parcel Number(s): 20

Fee Owners: Todd K. Johnson Revocable Trust & Linda Bates Johnson Revocable Trust

Property Address: 16510 County Road 40, Carver, MN 55315

Permanent easement for highway right-of-way purposes contains a total of 19,803 sq. ft., which includes 7,240 sq. ft. of new permanent easement and 12,563 sq. ft. of existing permanent easement, all areas more or less.

\$4,200.00

Permanent easement for drainage and utility purposes contains 5,077 sq. ft., more or less.

\$2,925.00

Temporary easement for construction purposes contains 5,158 sq. ft., more or less.

\$1,375.00

Appraisal fee.

\$3,000.00

Damages to Site.

\$10,500.00

Settlement Amount: **\$22,000.00**

Property Tax Identification No. 08.0030320

Parcel Number(s): 21

Fee Owners: Kent R. Lee

Property Address: Vacant Land County Road 40, Carver, Minnesota, 55315

Permanent easement for highway right-of-way purposes contains a total of 21,342 sq. ft., which includes 7,274 sq. ft. of new permanent easement and 14,068 sq. ft. of existing permanent easement, all areas more or less.

\$8,400.00

Permanent easement for drainage and utility purposes contains 4,287 sq. ft., more or less.

\$5,100.00

Temporary easement for construction purposes contains 7,245 sq. ft., more or less.

\$1,700.00

Damages to trees.

\$10,000.00

Appraisal Fee.

\$5,000.00

Settlement Amount: **\$30,200.00**

Property Tax Identification No. 08.0030310

Parcel Number(s): 22

Fee Owners: Kent R. Lee

Property Address: 16450 County Road 40, Carver, Minnesota, 55315

Permanent easement for highway right-of-way purposes contains a total of 57,869 sq. ft., which includes 19,238 sq. ft. of new permanent easement and 38,631 sq. ft. of existing permanent easement, all areas more or less.

\$23,500.00

Permanent easement for drainage and utility purposes contains 11,837 sq. ft., more or less.

\$14,416.00

Temporary easement for construction purposes contains 16,969 sq. ft., more or less.

\$4,200.00

Damages to trees, fence, driveway, landscaping.

\$15,900.00

Appraisal fee.

\$1,500.00

Settlement Amount: **\$59,516.00**

Property Tax Identification No. 08.0030350

Parcel Number(s): 23

Fee Owners: William G. Boecker and Maria E. Boecker

Property Address: 16430 County Road 40, Carver, Minnesota, 55315

Permanent easement for highway right-of-way purposes contains a total of 10,819 sq. ft., which includes 3,931 sq. ft. of new permanent easement and 6,888 sq. ft. of existing permanent easement, all areas more or less.

\$5,000.00

Permanent easement for drainage and utility purposes contains 3,332 sq. ft., more or less.

\$4,180.00

Temporary easement for construction purposes contains 2,501 sq. ft., more or less.

\$2,100.00

Damages to trees, plants, driveway, landscaping.

\$18,794.00

Settlement Amount: **\$30,074.00**

Property Tax Identification No. 08.0030340

Parcel Number(s): 24

Fee Owners: Justin Liebelt, David C. Liebelt and Kayleen A. Liebelt

Property Address: 16420 County Road 40, Carver, Minnesota, 55315

Permanent easement for highway right-of-way purposes contains a total of 17,386 sq. ft., which includes 4,985 sq. ft. of new permanent easement and 12,401 sq. ft. of existing permanent easement, all areas more or less.

\$9,700.00

Permanent easement for drainage and utility purposes contains 2,586 sq. ft., more or less.

\$4,600.00

Temporary easement for construction purposes contains 1,886 sq. ft., more or less.

\$800.00

Damages to plants, landscaping.

\$2,900.00

Settlement Amount: **\$18,000.00**

Property Tax Identification No. 08.0021510

Parcel Number(s): 28

Fee Owners: Corey B. Olson and Megan M. Olson

Property Address: Vacant Land, County Road 40, Carver, Minnesota, 55315

Permanent easement for highway right-of-way purposes contains a total of 5,373 sq. ft., which includes 571 sq. ft. of new permanent easement and 4,802 sq. ft. of existing permanent easement, all areas more or less.

\$700.00

Permanent easement for drainage and utility purposes contains 2,351 sq. ft., more or less.

\$1,200.00

Temporary easement for construction purposes contains 911 sq. ft., more or less.

\$600.00

Settlement Amount: **\$2,500.00**

Property Tax Identification No. 08.0021100

Parcel Number(s): 29

Fee Owners: Steven N. Eiden and Christine M. Eiden

Property Address: 16185 County Road 40, Carver, MN 55315

Permanent easement for highway right-of-way purposes contains a total of 26,882 sq. ft., which includes 6,229 sq. ft. of new permanent easement and 20,653 sq. ft. of existing permanent easement, all areas more or less.

\$13,700.00

Permanent easement for drainage and utility purposes contains 15,688 sq. ft., more or less.

\$32,400.00

Temporary easement for construction purposes contains 2,085 sq. ft., more or less.

\$900.00

Appraisal fee.

\$3,000.00

Damages to Site.

\$37,500.00

Settlement Amount: **\$87,500.00**

Property Tax Identification No. 08.0020100

Parcel Number(s): 30

Fee Owners: Butler Brothers Partnership, LLP

Property Address: 16385 Homestead Road, Carver, MN 55315

Permanent easement for highway right-of-way purposes contains a total of 8,917 sq. ft., which includes 3,335 sq. ft. of new permanent easement and 5,582 sq. ft. of existing permanent easement, all areas more or less.

\$2,000.00

Temporary easement for construction purposes contains 8,845 sq. ft., more or less.

\$1,100.00

Damages to Site.

\$12,500.00

Settlement Amount: **\$15,600.00**

Property Tax Identification No. 08.0030310

Parcel Number(s): 31

Fee Owners: Jeremy J. Peterson & Dawn M. Peterson

Property Address: 16383 Homestead Road, Carver, Minnesota, 55315

Permanent easement for highway right-of-way purposes contains a total of 64,978 sq. ft., which includes 21,018 sq. ft. of new permanent easement and 43,960 sq. ft. of existing permanent easement, all areas more or less.

\$24,200.00

Permanent easement for drainage and utility purposes contains 22,360 sq. ft., more or less.

\$25,650.00

Temporary easement for construction purposes contains 60,089 sq. ft., more or less.

\$13,900.00

Damages to trees, install fence, relocate shed.

\$154,500.00

Appraisal fee.

\$1,500.00

Settlement Amount: **\$219,750.00**

Property Tax Identification No. 08.0030300

Parcel Number(s): 32

Fee Owners: SSP Holdings, LP

Property Address: Vacant Land, County Road 40, Carver, Minnesota, 55315

Permanent easement for highway right-of-way purposes contains a total of 128,721 sq. ft., which includes 45,184 sq. ft. of new permanent easement and 83,537 sq. ft. of existing permanent easement, all areas more or less.

\$16,600.00

Permanent easement for drainage and utility purposes contains 28,027 sq. ft., more or less.

\$9,300.00

Temporary easement for construction purposes contains 44,526 sq. ft., more or less.

\$2,900.00

Damages to trees, landscaping.

\$8,600.00

Severance Damages for slope impacts.

\$2,100.00

Settlement Amount: **\$39,500.00**

Property Tax Identification No. 08.0100210

Parcel Number(s): 33

Fee Owners: Bruce Gulden

Property Address: 16615 County Road 40, Carver, MN 55315

Permanent easement for highway right-of-way purposes contains a total of 3,804 sq. ft., which includes 2,434 sq. ft. of new permanent easement and 1,370 sq. ft. of existing permanent easement, all areas more or less.

\$5,600.00

Permanent easement for drainage and utility purposes contains 2,105 sq. ft., more or less.

\$4,800.00

Temporary easement for construction purposes contains 6,165 sq. ft., more or less.

\$2,600.00

Appraisal fee.

\$1,500.00

Damages to Site.

\$24,000.00

Settlement Amount: **\$38,500.00**

Property Tax Identification No. 08.0090110

Parcel Number(s): 35

Fee Owners: Michael J. Conroy and Patricia A. Conroy

Property Address: 16625 County Road 40, Carver, MN 55315

Permanent easement for highway right-of-way purposes contains a total of 68,032 sq. ft., which includes 22,462 sq. ft. of new permanent easement and 45,570 sq. ft. of existing permanent easement, all areas more or less.

\$8,300.00

Permanent easement for drainage and utility purposes contains 13,215 sq. ft., more or less.

\$4,848.00

Temporary easement for construction purposes contains 18,320 sq. ft., more or less.

\$1,400.00

Severance Damages for slope impacts.

\$1,400.00

Damages to driveway, and to relocate trees.

\$5,800.00

Settlement Amount: **\$21,748.00**

Property Tax Identification No. 08.0090700

Parcel Number(s): 41

Fee Owners: Beverly Jo Hendrickson, Jessica J. Breza, Jack L Hendrickson, Jr., James G Hendrickson, Abby Kathryn Hendrickson, and Mackenzie L Kilkelly Hendrickson

Property Address: 16985 County Road 40, Carver, MN 55315

Permanent easement for highway right-of-way purposes contains a total of 28,018 sq. ft., which includes 8,901 sq. ft. of new permanent easement and 19,117 sq. ft. of existing permanent easement, all areas more or less.

\$10,200.00

Permanent easement for drainage and utility purposes contains 15,525 sq. ft., more or less.

\$17,800.00

Temporary easement for construction purposes contains 9,160 sq. ft., more or less.

\$2,200.00

Appraisal fee.

\$1,500.00

Damages to Site.

\$900.00

Settlement Amount: **\$32,600.00**

Property Tax Identification No. 08.0090320

Parcel Number(s): 42

Fee Owners: Thomas W. Knight and Cherry L. Knight

Property Address: Vacant land located in Carver County, MN 55315

Permanent easement for highway right-of-way purposes contains a total of 60,848 sq. ft., which includes 22,165 sq. ft. of new permanent easement and 38,683 sq. ft. of existing permanent easement, all areas more or less.
\$8,200.00

Permanent easement for drainage and utility purposes contains 1,223 sq. ft., more or less.
\$500.00

Temporary easement for construction purposes contains 20,676 sq. ft., more or less.
\$1,600.00

Appraisal fee.
\$5,000.00

Damages to Site.
\$34,700.00

Settlement Amount: **\$50,000.00**



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: 2026 Carver County Fair Appropriation of Labor and Equipment Resources

RBA Number: 2026-660

Department: Public Works - Operations

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

Presenter:

Contract Name & Number: 2026 Carver County Fair Appropriation Agreement for Equipment and Labor Service - 26-311

Meeting Date: July 21, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The annual Carver County Fair is scheduled for August 12th-16th 2026 in Waconia. Over the years, the Carver County Fair requests assistance from Carver County Public Works, which includes material hauling and equipment usage just prior to and during the fair. Prior to this year's event, Jim Klein, the president of the Carver County Fair Board, requested that County staff enter into an appropriation/service agreement to provide the following services and equipment:

1. County forces haul two tandem loads of gravel to the fairgrounds from Bryan Rock Products. The Carver County Fair will pay Bryan Rock Products for the cost of the gravel.
2. County forces place one County-owned front end loader and one County-owned pneumatic roller at the fairgrounds and retrieve said equipment upon completion of the Fair. This County equipment will be used by the Carver County Fair to maintain the fairgrounds and raceways just prior to and during the Fair.

It is estimated that the labor to prepare, place, use, and retrieve the said material and equipment will cost between \$2,000-\$3,500.

Action Requested:

Motion to approve an appropriation/service agreement with the Carver County Fair for County furnished labor and equipment resources for the 2026 Carver County Fair, at an amount valued at no greater than \$3,500, pursuant to Minn. Stat. § 38.14 pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
County Dollars	\$2,500

Related Fiscal/FTE Comments:

Included in the current budget.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Bid Award to Pember Companies: Bridges (R0630 and R0631) Repair & Replacement on Dakota Rail Regional Trail

RBA Number: 2026-603

Department: Public Works - Parks

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

Presenter: Samuel Pertz, Parks & Trails Supervisor

Contract Name & Number: 26-294 PSA with Pember Companies for DRRT Bridge & Culvert - 2026

Meeting Date: July 21, 2026

Item Type: Ditch/Rail Authority

Strategic Initiative:

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

Background/Justification:

Bridge R0630, located on the far west end of the Dakota Rail Regional Trail, has been assessed and the abutment structures are failing and need replacement. The main bridge deck will be salvaged and reused for the project.

Bridge R0631, also on the Dakota Rail Regional Trail, has significant deterioration and is planned to be replaced with a box culvert instead of a bridge. This strategy will provide a longer-term infrastructure and more efficient maintenance capabilities.

Four bids were received on June 23, 2026 for the project and are listed below.

- Pember Companies: \$600,402.15
- Blackstone Contractors, LLC: \$622,017.88
- Landwehr Construction, Inc.: \$699,216.11
- S.M. Hentges & Sons, Inc.: \$799,090.00

- **Engineers Estimate: \$683,483.50**

The Park & Recreation Commission made recommendation to award the contract to Pember Companies as stated at the July 15, 2026 meeting.

Action Requested:

Motion to award a contract to Pember Companies, Inc. for the repair & replacement of bridge R0630 and replacement of bridge R0631 for the bid amount of \$600,402.15 contingent upon the successful completion of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
Fund Balance- Sale of a transportation easement	\$600,402.15

Related Fiscal/FTE Comments:

The total budgeted amount for the project, including construction, design and engineering and construction contingency, and wetland credit purchase, is \$779,330.15.

	\$600,402.15
Construction	
Design, Engineering, Inspection Services	142,558.00
	30,000.00
Construction Contingency (5%)	
	\$6,370.00
Wetland Credit Purchase	
Total	\$779,330.15

Funding is provided by CCRRA Fund 15, from revenue generated from the sale of a transportation easement across CCRRA Property. Project construction expenses should be coded to Fund 15-000-000-0000-6610 and engineering services coded to 15-000-000-0000-6260.

Attachments:

1. Bid Abstract
2. Bid Summary With Engineer's Estimate

Line	Number	Description	Unit	Quantity	Estimated Price	Estimated Total
1	2021.501	MOBILIZATION	LUMP SUM	1	\$50,000.00	\$50,000.00
2	2021.601	TEMPORARY WORK AREA	LUMP SUM	1	\$16,000.00	\$16,000.00
3	2104.503	REMOVE PIPE CULVERTS	LIN. FT.	25	\$30.00	\$750.00
4	2118.509	AGGREGATE SURFACING CLASS 1	TON	410	\$40.00	\$16,400.00
5	2401.601	STRUCTURE EXCAVATION	LUMP SUM	1	\$32,800.00	\$32,800.00
6	2401.601	FOUNDATION PREPARATION	LUMP SUM	1	\$3,500.00	\$3,500.00
7	2403.508	HARDWARE	POUND	486	\$12.25	\$5,953.50
8	2403.603	TIMBER RAILING	LIN. FT.	28	\$40.00	\$1,120.00
9	2403.622	TREATED TIMBER	MBM	8.85	\$13,100.00	\$115,935.00
10	2406.504	BRIDGE APPROACH PANELS	SQ. YD.	48	\$290.00	\$13,920.00
11	2433.501	STRUCTURE REMOVALS	LUMP SUM	1	\$16,500.00	\$16,500.00
12	2451.507	FINE AGGREGATE BEDDING (CV)	CU. YD.	42	\$45.00	\$1,890.00
13	2452.601	HELICAL PILES	LUMP SUM	1	\$35,000.00	\$35,000.00
14	2501.502	15" CS PIPE APRON	EACH	2	\$375.00	\$750.00
15	2501.503	15" CS PIPE CULVERT	LIN. FT.	40	\$45.00	\$1,800.00
16	2502.601	DRAINAGE SYSTEM	LUMP SUM	1	\$3,500.00	\$3,500.00
17	2511.507	RANDOM RIPRAP CLASS I	CU. YD.	2	\$85.00	\$170.00
18	2557.503	WIRE FENCE DESIGN 60V-9322	LIN. FT.	18	\$115.00	\$2,070.00
19	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$9,500.00	\$9,500.00
						\$327,558.50

[illegible]

	Est Total	Pember Companies, Inc	Blackstone Contractors, LLC	Landwehr Construction, Inc	S M Hentges & Son, Inc
CP 24-6905 BRIDGE NO. R0631 ON DAKOTA RAIL REGIONAL TRAIL Bridge - Bridge	\$327,558.50	\$260,436.60 20.49% UNDER	\$283,672.24 13.4% UNDER	\$421,726.75 28.75% OVER	\$342,125.00 4.45% OVER
CP 24-6905 BRIDGE NO. R0631 ON DAKOTA RAIL REGIONAL TRAIL Bridge - Trail	\$12,998.75	\$11,672.40 10.2% UNDER	\$11,075.84 14.79% UNDER	\$13,796.79 6.14% OVER	\$18,020.00 38.63% OVER
CP-24-6905 BRIDGE NO. R1123 ON DAKOTA RAIL REGIONAL TRAIL Bridge - Bridge	\$313,795.00	\$297,672.50 5.14% UNDER	\$299,232.24 4.69% UNDER	\$223,554.71 28.76% UNDER	\$391,920.00 24.9% OVER
CP-24-6905 BRIDGE NO. R1123 ON DAKOTA RAIL REGIONAL TRAIL Bridge - Trail	\$29,131.25	\$30,620.65 5.11% OVER	\$29,037.56 3.75% UNDER	\$40,137.86 37.78% OVER	\$47,025.00 61.42% OVER
	\$683,483.50	\$600,402.15 12.16% UNDER	\$622,017.88 8.99% UNDER	\$699,216.11 2.3% OVER	\$799,090.00 16.91% OVER

Pember Companies, Inc				Blackstone Contractors, LLC				Landwehr Construction, Inc.				S.M. Hentges & Son, Inc.			
Price	Total	% Over/Under		Price	Total	% Over/Under		Price	Total	% Over/Under		Price	Total	% Over/Under	
\$22,850.00	\$22,850.00	51.38% UNDER		\$27,500.00	\$27,500.00	41.49% UNDER		\$23,770.02	\$23,770.02	49.43% UNDER		\$38,000.00	\$38,000.00	19.15% UNDER	
\$4,400.00	\$4,400.00	72.50% UNDER		\$4,000.00	\$4,000.00	75.00% UNDER		\$4,149.83	\$4,149.83	74.06% UNDER		\$1,000.00	\$1,000.00	93.75% UNDER	
\$8.10	\$202.50	73.00% UNDER		\$0.04	\$1.00	99.98% UNDER		\$1.01	\$425.25	43.30% UNDER		\$2.00	\$550.00	33.33% UNDER	
\$18.35	\$7,523.50	54.12% UNDER		\$0.01	\$4.10	99.97% UNDER		\$2.64	\$1,042.40	38.40% UNDER		\$28.00	\$1,148.40	30.00% UNDER	
\$123.25	\$1,848.75	29.74% OVER		\$210.00	\$13,500.00	121.05% OVER		\$39.83	\$599.45	58.07% UNDER		\$225.00	\$4,875.00	242.11% OVER	
\$26,400.00	\$6,800.00	10.00% OVER		\$17,675.00	\$35,350.00	26.35% UNDER		\$17,854.65	\$35,707.50	25.61% UNDER		\$300.00	\$4,000.00	16.67% UNDER	
\$1,000.00	\$119,760.00	30.73% OVER		\$3,848.88	\$153,570.00	53.88% OVER		\$14,560.00	\$44,140.00	44.14% OVER		\$4,000.00	\$160,000.00	100.00% OVER	
\$12,250.00	\$1,225.00	59.17% UNDER		\$19,000.00	\$11,000.00	36.67% UNDER		\$9,174.13	\$9,174.13	69.42% UNDER		\$60,000.00	\$60,000.00	100.00% OVER	
\$90.00	\$10,547.50	20.67% OVER		\$90.43	\$10,399.45	20.57% OVER		\$82.52	\$9,898.20	10.03% OVER		\$115.00	\$11,225.00	53.33% OVER	
\$96.90	\$4,069.80	115.33% OVER		\$0.02	\$0.84	99.96% UNDER		\$28.65	\$1,203.30	36.33% UNDER		\$115.00	\$4,830.00	155.56% OVER	
\$96.15	\$46,305.00	74.08% OVER		\$44.79	\$31,353.00	17.87% OVER		\$40.18	\$28,126.00	5.74% OVER		\$60.00	\$42,000.00	57.89% OVER	
\$168.00	\$336.00	55.20% UNDER		\$50.00	\$1.00	99.98% UNDER		\$242.56	\$485.12	35.32% UNDER		\$500.00	\$1,000.00	33.33% OVER	
\$73.70	\$2,948.00	63.78% OVER		\$0.03	\$1.20	99.93% UNDER		\$40.37	\$1,614.80	10.29% UNDER		\$54.00	\$2,136.00	20.00% OVER	
\$4.13	\$681.45	41.00% UNDER		\$5.73	\$945.45	18.14% UNDER		\$6.87	\$1,133.55	5.86% UNDER		\$10.00	\$1,650.00	42.86% OVER	
\$180.00	\$9,360.00	140.00% OVER		\$262.50	\$13,650.00	250.00% OVER		\$200.18	\$1,309.36	166.91% OVER		\$100.00	\$5,200.00	33.33% OVER	
\$1,930.00	\$1,930.00	79.68% UNDER		\$1.00	\$1.00	99.99% UNDER		\$1,342.00	\$1,342.00	85.87% UNDER		\$6,000.00	\$6,000.00	36.84% UNDER	
\$297,672.50				\$299,232.24				\$223,554.75				\$391,920.00			

Est Total	Pember Companies, Inc	Blackstone Contractors, LLC	Landwehr Construction, Inc	S M Hentges & Son, Inc
\$327,558.50	\$260,436.60 20.49% UNDER	\$283,672.24 13.4% UNDER	\$421,726.75 28.75% OVER	\$342,125.00 4.45% OVER
\$12,998.75	\$11,672.40 10.2% UNDER	\$11,075.84 14.79% UNDER	\$13,796.79 6.14% OVER	\$18,020.00 38.63% OVER
\$313,795.00	\$297,672.50 5.14% UNDER	\$299,232.24 4.64% UNDER	\$232,554.71 28.76% UNDER	\$391,920.00 24.9% OVER
\$29,131.25	\$30,620.65 5.11% OVER	\$28,037.56 3.75% UNDER	\$40,137.86 37.78% OVER	\$47,025.00 61.42% OVER
\$683,483.50	\$600,402.15 12.16% UNDER	\$622,017.88 8.99% UNDER	\$689,216.11 2.3% OVER	\$799,090.00 16.91% OVER



**Carver County
Public Works**

11360 Highway 212, Suite 1
Cologne, MN 55322

Bid Summary

Bridge Nos. R0630 and R0631

CP 24-6905

Carver County Parks

Date: 6-23-2026

Bidder Name	Total Amount	% Over/Under Engineer's Estimate
Pember Companies, Inc	\$600,402.15	-12.2%
Blackstone Contractors, LLC	\$622,017.88	-9.0%
Landwehr Construction, Inc.	\$699,216.11	2.3%
S.M. Hentges & Son, Inc.	\$799,090.00	16.9%
Engineer's Estimate	\$683,483.50	



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Amendment No.1 to Professional Services Agreement with Stonebrooke for Engineering Services for Dakota Regional Rail Bridges

RBA Number: 2026-607

Department: Public Works - Parks

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

Presenter: Samuel Pertz, Parks & Trails Supervisor

Contract Name & Number: 26-261 PSA with Stonebrooke Engineering for Design of the DRRT Crane Creek Bridge Repair - Amendment 1

Meeting Date: July 21, 2026

Item Type: Ditch/Rail Authority

Strategic Initiative:

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

Background/Justification:

Bridges R0630 and R0631 are wooden structures which have deteriorated and are in need of replacement. Engineering services are needed for plans, specifications, permitting, inspection, surveying, wetland credit acquisition, and project administration.

2023 started the initial contract with Stonebrooke Engineering 23-475 for \$29,950. In 2024, we approved Amendment No. 1 for additional contact time for field dimensions verification and preliminary design for the abutment replacement of Bridge R0630. Work was delayed on the project due to high water conditions at the site, delaying further investigation of the bridge substructure and related plans.

In February 2026, the new contract with Stonebrooke Engineering, 25-435 expanded the scope of the project to also include design and engineering to replace a second bridge, Bridge R0630, with a box culvert which is in proximity to Bridge R0631. Bridge R0630 also began showing significant signs of decay. Further, because this bridge is to be replaced with a box culvert, it will significantly improve access for heavy equipment

to reach Bridge R0631, which is in a difficult location surrounded by wetlands and no roadway access. The contract amount was \$69,800. Replacing both bridges at the same time would prevent duplicate closures of the trail had each bridge been a separate project.

26-261, Amendment No. 1 to contract 25-435, further expands the scope of services needed to complete final plans, obtain permits, wetland credits, and add daily construction inspection, material testing coordination, full-time inspection of helical pier installation, survey and staking, and other administration responsibilities. The additional cost for Amendment No. 1 is \$72,758.

In total, the services with Stonebrook Engineering is \$172,508 for all contracts and amendments for the project to replace bridges R0630 and R0631. The total project budget, including engineering services, construction, wetland credit purchase and contingency funding is provided below in the Fiscal Impact Summary.

Action Requested:

Motion to approve Amendment No. 1 to Contract 25-435 with Stonebrooke Engineering for engineering services for the replacement of bridges R0630 and R0631 on the Dakota Rail Regional Trail upon completion of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
CCRRA - Fund 15	\$72,758

Related Fiscal/FTE Comments:

The total budgeted amount for the project, including construction, design and engineering and construction contingency, and wetland credit purchase, is \$779,330.15.

- Construction \$600,402.15
- Design and Engineering \$172,508
- Construction Contingency \$30,000
- Wetland Credit Acquisition \$6,370

Funding is provided by CCRRA Fund 15, from revenue generated from the sale of a transportation easement across CCRRA Property. Project expenses can be coded to Fund 15-000-000-0000-6610.

Attachments:

None