



**Carver County Board of Commissioners
August 4, 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 21, 2026 minutes 3-5

1.5. Community Announcements

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

2.1. New Lower-Potency Hemp Edible Retail Registration
for Champlin 2005 LLC 6-7

2.2. Application for 1 day to 4 day Temporary On-Sale Liquor
License for Justin Kukowski Foundation 8-9

2.3. Joint Powers Agreement with the City of Waconia for
Highway 10 Resurfacing Project..... 10-11

2.4. Construction Contract for the CSAH 10 Resurfacing
Project with GMH Asphalt 12-15

2.5. Professional Service Agreement for Highway 36 Culvert
Replacement with Schneider Excavating and Grading, Inc 16-17

	2.6. Metropolitan Emergency Services Board Joint Powers Agreement.....	18-19
	2.7. Gregory Wickenhauser - Request for a Home Extended Business Accessory Use (IUP)	20-26
	2.8. Timothy and Rhea Kerber – Request for a Contractor’s Yard (CUP)	27-33
	2.9. Siemens Controls Conversion - LEC Building Automation Systems (BAS) Upgrades Amendment	34-35
	2.10. Mobility Management Board—Transit Services	36-38
	2.11. Public Works - Cologne 2026 Parking Lot Rehabilitation	39-43
	2.12. WDSI - Jail Cell Door Replacement	44-45
	2.13. FFY2025 Urban Area Security Initiative (UASI) Grant	46-51
	2.14. Review Health & Human Services and Commissioner Warrants	
9:30 a.m.	3. REGULAR SESSION	
	3.1. Government Center Project - Construction Manager	52-54
9:45 a.m.	4. COUNTY ADMINISTRATOR REPORT	
9:50 a.m.	5. ADJOURN REGULAR SESSION	

UPCOMING MEETINGS

August 18, 2026	9:00 a.m.	Board Meeting
August 25, 2026	9:00 a.m.	Board Work Session
September 01, 2026	9:30 a.m.	Board Meeting *time change
September 08, 2026	9:00 a.m.	*Board Meeting
September 22, 2026	9:00 a.m.	Board Work Session
October 06, 2026	9:00 a.m.	Board Meeting
October 20, 2026	9:00 a.m.	Board Meeting
October 27, 2026	9:00 a.m.	Board Work Session
November 03, 2026	9:00 a.m.	Board Meeting
November 17, 2026	9:00 a.m.	Board Meeting
November 24, 2026	9:00 a.m.	Board Work Session
December 01, 2026	9:00 a.m.	Board Meeting
December 15, 2026	9:00 a.m.	Board Meeting

Carver County

Board of Commissioners

Regular Session Minutes
July 21, 2026

A Regular Session of the Carver County Board of Commissioners was held in the County Government Center, Chaska, on July 21, 2026. Tom Workman, Board Chair convened the session at 8:59 a.m.

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

Member Absent: Tim Lynch

No Public Comments received.

Lisa Anderson moved, John P. Fahey seconded, to approve the agenda with amendment to item 2.12. Motion carried unanimously 4-0.

Matt Udermann moved, Lisa Anderson seconded, to approve the minutes of the July 7, 2026, Regular Session. Motion carried unanimously 4-0.

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

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

Adopted Resolution 35-26 approving the Final Plat of SWEET FARM WOODS and authorizing the County Board Chair's signature on the official mylar.

Approved 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.

Approved receipt of the Carver County Drug Treatment Court Mini-Grant from the MN Judicial Branch in the amount of \$79,250.

Approved 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.

Adopted resolution 36-26 submitting the 2040 Carver County Comprehensive Plan amendment to the Metropolitan Council for review.

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

Approved 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.

Approved 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.

Approved 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.

Adopted resolution 37-26 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.

Adopted resolution 38-26 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.

Approved 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.

Reviewed July 10, 2026, Community Social Services' actions/Commissioners' warrants in the amount of \$419,161.37 and reviewed July 16, 2026, Community Social Services' actions/Commissioners' warrants in the amount of \$374,070.68.

Motion carried unanimously 4-0

Lisa Anderson moved, Matt Udermann seconded to recess as the County Board and Convene as the Regional Rail Authority. Motion carried unanimously 4-0.

John P. Fahey moved, Matt Udermann seconded 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. Motion carried unanimously 4-0.

Lisa Anderson moved, John P. Fahey seconded 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. Motion carried unanimously 4-0.

Lisa Anderson moved, Matt Udermann seconded to adjourn as the Regional Rail Authority and reconvene as the County Board. Motion carried unanimously 4-0.

COUNTY ADMINISTRATOR REPORT – Dave Hemze, noted that Budget Hearings begin this morning. These sessions are informal public meetings and are not broadcast.

Lisa Anderson moved, John P. Fahey seconded, to adjourn the Regular Session at 9:18 a.m. and go into Budget Hearings.

Dave Hemze
County Administrator



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name:

New Lower-Potency Hemp Edible Retail Registration for Champlin 2005 LLC

RBA Number:

2026-685

Department:

Property & Financial Services - Elections & Licensing

Contact:

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

Presenter:

Contract Name & Number:

Meeting Date:

August 4, 2026

Item Type:

Consent

Strategic Initiative:

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

Background/Justification:

A Lower-Potency Hemp Retail Registration application was received from Champlin 2005 LLC DBA Cub Foods located at 7900 Market Blvd, Chanhassen, MN 55317. They have received their Lower Potency Hemp Edible Retailer License from OCM effective February 27, 2026 – February 27, 2027, and are seeking registration with Carver County.

Action Requested:

Approval of the County Board to issue Lower-Potency Hemp Retail Registration to Champlin 2005 LLC DBA Cub Foods. Issuance is subject to receipt of all required paperwork, fees paid, and all delinquent taxes paid.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

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

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name:

Application for 1 day to 4 day Temporary On-Sale Liquor License for Justin Kukowski Foundation

RBA Number:

2026-689

Department:

Property & Financial Services - Elections & Licensing

Contact:

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

Presenter:

Contract Name & Number:

Meeting Date:

August 4, 2026

Item Type:

Consent

Strategic Initiative:

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

Background/Justification:

The Justin Kukowski Foundation, 1776 Stieger Lake Ln, Victoria, has applied for a 1 Day to 4 Day Temporary On-Sale Liquor License. They are planning an event for Saturday, October 3, 2026. The event will be held at Sun Meadow Farm, 16315 Jonathan Carver Pkwy, Carver, MN 55315. The officers are Robert Dale Rehbein (President); Kyle Kukowski (Vice President); Kathleen Mary Rehbein (Secretary); Donald August Kukowski (Treasurer). There are no delinquent taxes owing on this property.

Action Requested:

Motion to approve the 1 Day to 4 Day Temporary On-Sale Liquor License application for

the Justin Kukowski Foundation for Saturday, October 3, 2026.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Joint Powers Agreement with the City of Waconia for Highway 10 Resurfacing Project

RBA Number: 2026-686

Department: Public Works - Program Delivery - Engineering

Contact: Jordan Van Oort, Design Engineer, 952-466-5212

Presenter:

Contract Name & Number: 26-332

Meeting Date: August 4, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The City of Waconia and Carver County wish to enter into a written agreement to share design and construction costs of the urban portion of the Highway 10 Resurfacing Project. This agreement will cover construction of Highway 10 through Waconia between Highway 5 and Somerwood Drive, scheduled for August - October 2026.

The project includes a 2" mill and overlay, new medians, new concrete sidewalk and bituminous trail connections, ped ramp upgrades and signal improvements. A median will be installed on CSAH 10 from 600' west of Pinehill Boulevard to 300' east of the Highway 59. The City will pay for the new sidewalk and trail, 400' of median as part of a developer agreement, and pedestrian ramp and signal upgrades which will be split 50-50 with the County at the Sparrow Road intersection. The County will pay for the remaining pedestrian ramps & median, as well as mill and overlay of Highway 10.

Estimated Project Costs

Construction: \$1,990,746 (This only includes the work being completed within City limits).

Professional Services Cost: \$225,222

Land Acquisition Cost: \$0
Construction Admin & Inspection: \$199,075
Total: \$2,415,043 City Share: \$430,412 County Share: \$1,984,631

Action Requested:

Motion to approve a Joint Powers Agreement with the City of Waconia for the Highway 10 Resurfacing Project, and authorize the County Board Chair and County Administrator to execute the agreement, pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
Transportation Alternatives and State Aid	\$1,984,631
Regular Construction Funding	\$430,412
City of Waconia	

Related Fiscal/FTE Comments:

The project is included in current CIP budget.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Construction Contract for the CSAH 10 Resurfacing Project with GMH Asphalt

RBA Number: 2026-701

Department: Public Works - Program Delivery

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

Presenter:

Contract Name & Number: 26-340

Meeting Date: August 4, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The CSAH 10 Resurfacing Project is a 2026 highway improvement project with the goal of increasing driver safety, improving multi-modal access with sidewalk and trail connections & ADA ramps, and rehabilitating pavement surfacing. Carver County and the City of Waconia are partnering on this project to deliver the following objectives:

- Improve pavement condition;
- Improve pedestrian connectivity; and
- Provide safety improvements with medians and improved pedestrian crossings.

The project is funded through a combination of state and local sources including:

- Transportation Advancement Account (TAA) - Preservation Category
- State Aid Regular Construction Funding
- City of Waconia Contributions: Local cost shares

Bidding Process: To ensure competitive pricing, Carver County solicited bids for the CSAH 10 Resurfacing Project. Bids were opened on July 21, 2026, with three contractors submitting proposals. The engineer's estimate for the project was \$4,568,232.01, and all bids were reviewed for compliance with bidding requirements.

The lowest responsible bid was submitted by GMH Asphalt at \$4,461,161.86, which is 2.3% below the engineer's estimate.

Bid Results:

GMH Asphalt Corporation: \$4,461,161.86

Valley Paving Inc: \$4,568,824.16

Bituminous Roadways, Inc: \$4,776,776.76

Engineers Estimate: \$4,568,232.01

Carver County Public Works recommends awarding the contract to GMH Asphalt Corporation. The City of Waconia has concurred in the award of this contract.

Action Requested:

Motion to adopt a resolution awarding the construction contract for the CSAH 10 Resurfacing Project to GMH Asphalt in the amount of \$4,461,161.86, pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
TAA FUNDING	\$1,532,714.86
STATE AID	\$2,547,831
CITY OF WACONIA	\$380,616

Related Fiscal/FTE Comments:

The project is included in current CIP budget.

Attachments:

1. Resolution Construction Contract 26-340

BOARD OF COUNTY COMMISSIONERS CARVER COUNTY, MINNESOTA

Date: 08/04/2026

Resolution No: _____

Motion by Commissioner: _____

Seconded by Commissioner: _____

Awarding the Construction Contract for the CSAH 10 Resurfacing Project to GMH Asphalt

WHEREAS, The County Engineer has secured and designated funding for this contract in the current fiscal year Road and Bridge budget; and

WHEREAS, On Tuesday, July 21, 2026, at 11:00 a.m. at Carver County Public Works, 11360 Highway 212, Cologne, Minnesota, three (3) bids were received by Carver County Public Works and opened by two (2) representatives of Carver County Public Works for the CSAH 10 Resurfacing Project Contract, said bids for the responsible bidders are summarized as follows:

<u>Contractor</u>	<u>Total Bid</u>	<u>Over/Under Engineers Estimate</u>
GMH Asphalt Corporation	\$4,461,161.86	-2.3 %
Valley Paving Inc	\$4,568,824.16	0.01%
Bituminous Roadways, Inc	\$4,776,776.76	4.6 %

<i>Engineers Estimate</i>	<i>\$4,568,232.01</i>
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And WHEREAS, after examination of the bids by Carver County Public Works, GMH Asphalt Corporation is the successful low responsible bidder.

NOW THEREFORE, BE IT RESOLVED that the Carver County Board of Commissioners hereby authorizes and directs the Carver County Board Chairman and Carver County Administrator to enter into Carver County Contract 26-340 with GMH Asphalt Corporation of Chaska in the name of the County of Carver for the construction of the CSAH 10 Resurfacing Project in accordance with the construction plans and specifications contained in the project manual; and

BE IT FURTHER RESOLVED that Carver County Public Works is hereby authorized and directed to return the proposal guaranty to the bidders, except that of the successful low responsible bidder and second and third lowest bidder, which shall be retained until the construction contract has been signed and the performance and payment bonds of the low responsible bidder have been executed; and

BE IT FURTHER RESOLVED that Carver County Engineer, or his designee, is hereby authorized to take actions necessary and to enter into work orders or change orders on behalf of Carver County with an amount less two hundred twenty-five thousand dollars (\$225,000) and an increased aggregate project total of all project changes of four hundred fifty thousand dollars (\$450,000.00), when time is of the essence to make contract changes due to unforeseen construction conditions in order to minimize construction delays and to efficiently carry out the planned project improvements.

YES	ABSENT	NO

STATE OF MINNESOTA
COUNTY OF CARVER

I, Dave Hemze, duly appointed and qualified County Administrator of the County of Carver, State of Minnesota, do hereby certify that I have compared the foregoing copy of this resolution with the original minutes of the proceedings of the Board of County Commissioners, Carver County, Minnesota, at its session held on the day of August 4th, 2026, now on file in the Administration office, and have found the same to be a true and correct copy thereof.

Dated this _____ day of _____, 2026.

Dave Hemze

County Administrator



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Professional Service Agreement for Highway 36 Culvert Replacement with Schneider Excavating and Grading, Inc.

RBA Number: 2026-664

Department: Public Works - Operations

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

Presenter:

Contract Name & Number: Professional Service Agreement for Highway 36 Culvert Replacement with Schneider Excavating and Grading, Inc. Contract 26-315

Meeting Date: August 4, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Operations staff have noted a failing centerline culvert on Highway 36 located just east of Cologne city limits. The culvert is in poor condition and causing the pavement to fail. The culvert needs to be replaced prior to winter. Public Works staff obtained quotes for the culvert replacement from several contractors.

The following quotes were obtained for the Highway 36 culvert replacement:

<u>Quoter Name:</u>	<u>Total Amount:</u>
Schneider Excavating and Grading, Inc.:	\$54,412.00
Landwehr Construction, Inc.:	\$73,053.11
Minger Construction Company, Inc.:	\$75,492.80

Public Works staff have reviewed the quotes, and recommend entering into Contract 26-315 with Schneider Excavating and Grading, Inc. to perform the Highway 36 culvert replacement.

Action Requested:

Motion to approve a Professional Services Agreement with Schneider Excavating and Grading, Inc. pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
County Funds	\$54,412.00

Related Fiscal/FTE Comments:

This project is included in the safety set-aside budget.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Metropolitan Emergency Services Board Joint Powers Agreement

RBA Number: 2026-702

Department: County Administration

Contact: Dave Hemze, County Administrator, 952-361-1526

Presenter:

Contract Name & Number: 26-341

Meeting Date: August 4, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The Metropolitan Emergency Services Board (MESB) was established by Joint Powers Agreement for the purpose of overseeing the 9-1-1 system, the metro portion of the Allied Radio Matrix for Emergency Response (ARMER) system, and EMS in the metropolitan area of Minneapolis/St. Paul. The Board consists of commissioners from the counties of Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Ramsey, Scott, Sherburne, Washington and a council member from the City of Minneapolis. Board Chair Workman serves as Carver County's representative to the Metropolitan Emergency Services Board, with Commissioner Fahey designated as the alternate.

The updated agreement contains minor language changes and will be in effect from January 1, 2027, through December 31, 2031. Carver County's 2027 assessment is \$53,927.00, calculated according to the assessment formula outlined in the agreement.

Action Requested:

Approve amendment and renewal of Metropolitan Emergency Services Board Joint Powers Agreement.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Gregory Wickenhauser - Request for a Home Extended Business Accessory Use (IUP)

RBA Number: 2026-703

Department: Public Services - Land Management

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

Presenter:

Contract Name & Number:

Meeting Date: August 4, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

File #PZ20260021. On July 21, 2026, the Carver County Planning Commission unanimously recommended approval (5-0) of the Interim Use Permit (IUP) request submitted by Gregory Wickenhauser for a Home Extended Business Accessory Use (HEBAU) to operate a tree service business. The property is located in Section 1 of Dahlgren Township.

The proposed HEBAU involves the use of an existing outdoor area for parking work vehicles between workdays. The property is owned and homesteaded by Harvey Wickenhauser, a part-owner of Discount Tree Care. This is an after-the-fact request intended to bring the existing operation into compliance. On June 3, 2026, the Carver County Board of Adjustment approved a variance allowing the business to operate within the required 500-foot residential setback and authorizing four work vehicles, including three trucks exceeding one-ton capacity. The IUP is intended to complement the variance and ensure ongoing compliance with County Zoning requirements.

Discount Tree Care typically operates four days per week, weather permitting. Typical hours are 7:00 a.m. to 5:00 p.m. Two full-time employees report to the property. Four

business vehicles are used: a chip truck, dump truck, grapple debris truck, and pickup truck. Approximately eight daily vehicle trips occur, including employee arrivals and departures.

No customers visit the property, and no retail sales are conducted. Parking work vehicles is the only ongoing business activity on site. Minor maintenance, such as fixing a flat tire, may occur when needed. Three sides of the parking area are screened from neighboring properties and the public road. No signage is proposed.

The Dahlgren Township Board supports the request.

For the Board's consideration, a Township Location Map and the Planning Commission's Resolution are attached. For additional information, the July 21, Planning Commission staff report is available at: Planning Commission Meeting - Carver County - CivicClerk

Action Requested:

A motion to adopt the Findings of Fact and issue Order #PZ20260021 for the issuance of an Interim Use Permit.

Fiscal Impact:

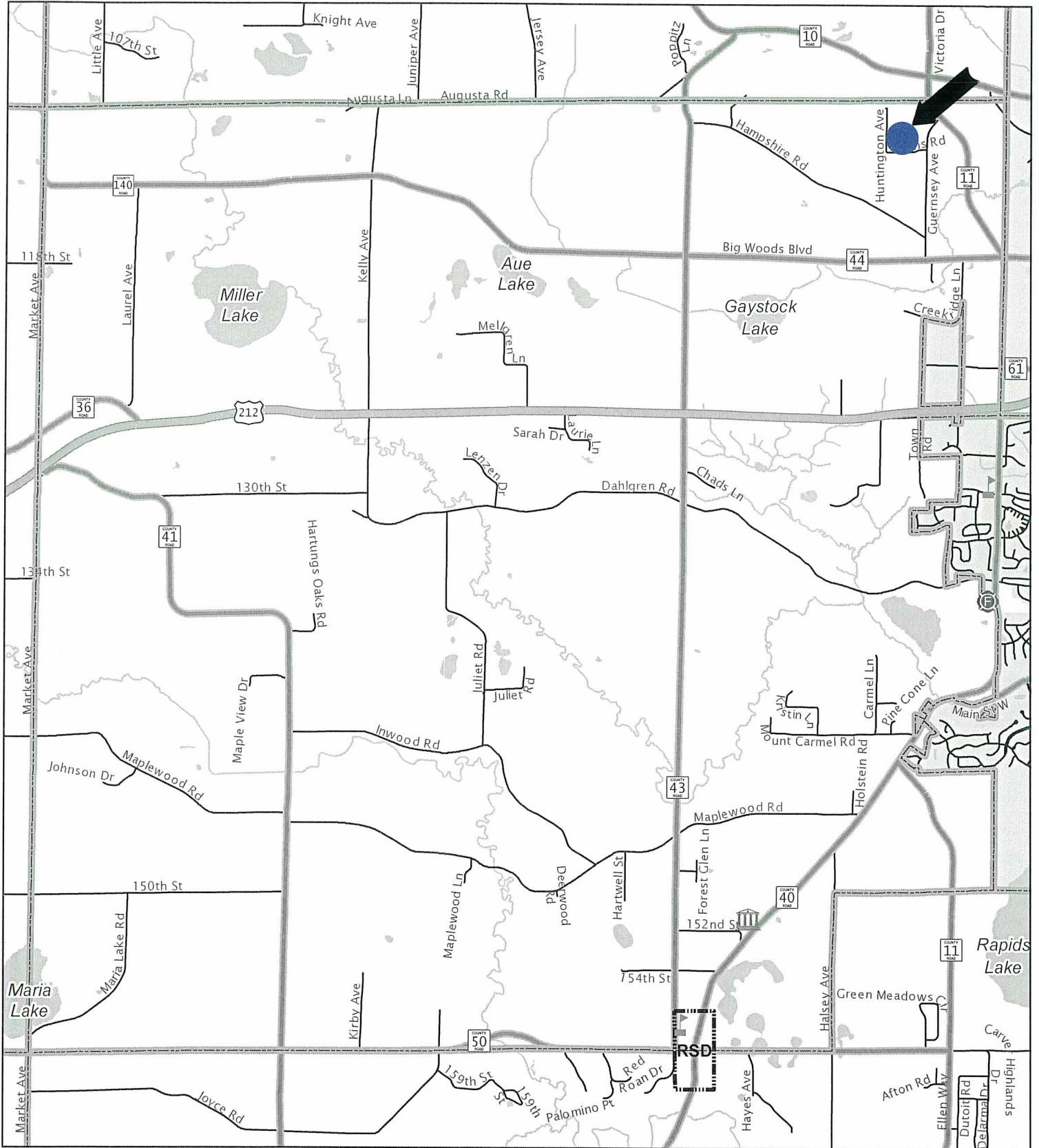
Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Attachments:

1. Township Location Map
2. IU-PZ20260021 - PLC Resolution - Signed

DAHLGREN TOWNSHIP



This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.



Map Created by Carver County GIS

**COUNTY OF CARVER
PLANNING COMMISSION RESOLUTION**

FILE #: PZ20260021

RESOLUTION #: 26-13

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

FILE #: PZ20260021

APPLICANT: Gregory Wickenhauser

OWNER(S): Harvey Wickenhauser and Michelle Wickenhauser

SITE ADDRESS: 5350 Glens Road, Chaska, MN 55318

PERMIT TYPE: Home Extended Business Accessory Use

PURSUANT TO: County Code, Chapter 152, Section 152.079 (C) (9)

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCEL #: 04-125-0010

WHEREAS, said application was duly considered at a public hearing held by the Carver County Planning Commission at its regular meeting of July 21, 2026; and,

WHEREAS, the Carver County Planning Commission finds as follows:

1. Harvey and Michelle Wickenhauser own an approximately 3.67-acre parcel located in the East Half (E½) of the Northwest Quarter (NW¼) of Section 1, Dahlgren Township. The property contains a single-family home with an attached garage and two detached accessory storage buildings. The parcel is located within the Agricultural Zoning District, City of Carver's Transition Overlay Zoning District, and Carver County Water Management Organization (CCWMO) – West Chaska Creek watershed.
2. Prior to submitting the current Interim Use Permit (IUP) application for the Home Extended Business Accessory Use (HEBAU), the applicant, Gregory Wickenhauser, obtained a variance (PZ20260012), recorded as Document No. A801280. The variance authorized operation of a HEBAU within the required 500-foot residential setback and allowed the business to exceed the permitted number and size of commercial vehicles.
3. The applicant is requesting an IUP to operate a tree service business from the subject property as a HEBAU. Consistent with staff's recommendation, and because the proposed use is specific to the current owner and intended to operate for a limited duration, the request is processed as an IUP. The zoning code allows any use permitted as a conditional use to instead be approved as an interim use. The request is submitted pursuant to Section 152.079 (C)(9) of the Carver County Zoning Code.
4. The proposed HEBAU operation is limited to an existing outdoor area where work vehicles are parked between workdays. The property is owned and homesteaded by Harvey Wickenhauser, a part-owner of the business (i.e., Discount Tree Care). This application is an after-the-fact request intended to bring the existing operation into compliance.

On June 3, 2026, the Carver County Board of Adjustment approved a variance allowing the business to operate within the required 500-foot residential setback and authorizing four work vehicles, including three trucks exceeding one-ton capacity. The subject IUP is intended to complement the variance and establish ongoing compliance with County Zoning requirements.

5. The operational plan (dated June 18, 2026) describes the year-round operation of Discount Tree Care, which generally operates four days per week, weather permitting. Employee arrival occurs around 7:00 a.m., with return around 5:00 p.m. The business includes two full-time employees who report to the property.

The operation utilizes four business vehicles: a chip truck, dump truck, grapple debris truck, and pickup truck. Approximately eight daily vehicle trips occur, including employee arrivals and departures. No customers visit the property, and no retail sales are conducted. Parking work vehicles is the only ongoing business activity on-site. Tools remain stored in the vehicles, and no materials, debris, or equipment are stored or processed on the property. Minor maintenance, such as fixing a flat tire, may occur when required. Three sides of the parking area are screened from neighboring properties and the public road. No signage is proposed.

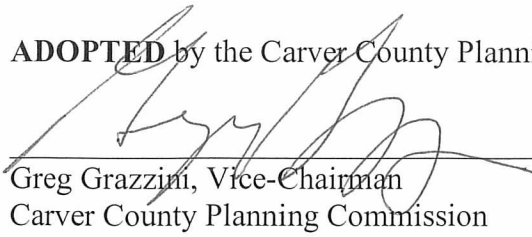
6. The site plan (dated May 20, 2026) identifies the residence, accessory structures, operational area, employee parking, and business vehicle parking. The operational area is located in front of the existing 40' x 63' accessory structure, where business vehicles are parked between workdays. Although the parking area is adjacent to the accessory structure, the applicant states that no storage or commercial activities occur within the building. The business is limited solely to the outdoor parking of work vehicles. The plan also identifies existing visual screening and the driveway access from Huntington Avenue. No additional structures, storage areas, or improvements are proposed.
7. The proposed operation is limited in scale and functions primarily as a staging location. Employees park their personal vehicles, retrieve work vehicles, and depart for off-site job locations. No customer, retail activity, or material handling occurs on-site. Given the conditions of the approved variance and the applicant's operational plan, staff finds the request consistent with the intent of the HEBAU and compatible with the surrounding rural setting.
8. Léa Payette, Water Resources Program Analyst for the CCWMO, reviewed the application. In an email dated June 29, 2026, she indicated that she has no comments and confirmed the proposal does not trigger an Erosion and Sediment Control (ESC) permit or a Stormwater (SW) permit.
9. Lori Brinkman, Senior Environmentalist with Carver County Environmental Services, reviewed the application. In an email dated July 8, 2026, she indicated Carver County has a record of a residential septic system with a mound drain field on the property that serves the house and has no additional comments or concerns.
10. The request was distributed to the surrounding cities for review. Jenn Brewington, Community and Economic Development Director for the City of Victoria (email dated June 29, 2026), Nate Kabat, Community Development Director for the City of Chaska (July 2, 2026), and Erin Smith, Community Development Director for the City of Carver (July 8, 2026), all indicated that they had no comments.
11. Letters of support were submitted by two neighboring property owners located within the required setback area: Evan Griffiths (dated November 20, 2025) and Ryan Seifert (dated December 10, 2025). Both letters express support for the requested variance and permit process.
12. The Dahlgren Town Board reviewed the application at their July 13, 2026, meeting and recommended approval, stating: *"Board recommends approval."*

13. The Planning Commission has considered all the factors required by Section 152.251 of the Carver County Code and finds that all are either true in this case or can be mitigated by conditions placed on the permit.

THEREFORE, BE IT RESOLVED, THAT the Carver County Planning Commission hereby recommends approval of the Interim Use Permit application for a Home Extended Business Accessory Use (tree service business) on the parcel legally described in Exhibit A. The following conditions should be considered part of the permit:

1. The permit is subject to administrative review. The Permittees shall homestead and occupy the property. A change in ownership or in the operation of the use shall trigger a review by Land Management to determine whether a new Interim Use Permit or similar approval is required. The Permittees are encouraged to contact Land Management as early as possible when considering any such changes.
2. The Interim Use Permit shall remain in effect only while the subject parcel is owned by Harvey Wickenhauser and the Home Extended Business Accessory Use continues to operate substantially as approved. If the property changes ownership, or if the approved Home Extended Business Accessory Use is discontinued or materially altered, this Interim Use Permit shall terminate unless otherwise approved by Carver County. Upon termination, all applicable provisions of the Carver County Zoning Code shall apply.
3. The Permittee shall comply with all conditions of the Variance PZ20260012, approved by the Carver County Board of Adjustment on June 3, 2026. Those conditions are hereby incorporated into and made part of this Interim Use Permit. Failure to comply with the approved variance conditions constitutes a violation of this Interim Use Permit and may result in enforcement action or permit revocation.
4. The operation shall be conducted substantially in accordance with the operational narrative (dated June 18, 2026) and the site plan (dated May 20, 2026). These documents shall be attached to and incorporated into this permit. Business operations generally occur four days per week, weather permitting, with employees arriving at approximately 7:00 AM and returning at approximately 5:00 PM. The operation shall be limited to the outdoor parking of four approved business vehicles within the designated operational area identified on the approved site plan. The business shall employ no more than two employees, in addition to family members residing on the property. No customer traffic, retail sales, commercial processing, or outdoor storage of business materials shall occur on the property, except as otherwise authorized by the approved variance.
5. The permittee shall comply with any Dahlgren Township access requirements.
6. The Permittee shall comply with all applicable County regulations, including Chapter 152 (Zoning Code), Chapter 154 (Sign Regulations), Chapter 51 (Hazardous Waste Management), Chapter 52 (Subsurface Sewage Treatment System regulations), the Minnesota State Building Code, and all other applicable local, state, and federal regulations. No signage is permitted within the public road right-of-way.
7. Permittee shall submit a Certificate of Workers' Compensation Insurance and/or proper affidavit to the Land Management Department. The documentation shall be maintained for the duration of the permit.

ADOPTED by the Carver County Planning Commission this 21st day of July, 2026.



Greg Grazzini, Vice-Chairman
Carver County Planning Commission



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name:

Timothy and Rhea Kerber – Request for a Contractor's Yard (CUP)

RBA Number:

2026-704

Department:

Public Services - Land Management

Contact:

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

Presenter:

Contract Name & Number:

Meeting Date:

August 4, 2026

Item Type:

Consent

Strategic Initiative:

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

Background/Justification:

File #PZ20260014. On July 21, 2026, the Carver County Planning Commission unanimously recommended approval (6–0) of the Conditional Use Permit (CUP) request submitted by Timothy and Rhea Kerber for a contractor's yard. The property is located in Section 2 of Young America Township.

Prior to submitting the CUP application, the property owners obtained a variance (V-PZ20260015), which authorized operation of a contractor's yard within the required 500-foot setback from an adjacent residence.

Joe Kerber and Sons Trucking, which was established in 1981 by the applicant's father, has historically operated out of Carver, MN. The applicant is now transitioning the business to the subject property. The business employs three people, including the applicant, and operates three semi-trucks and eight trailers. The two other employees store their semi-trucks at their homes. The applicant requests flexibility in operating hours due to varying load schedules, with departures occurring late at night and early in

the morning.

The existing 54-by-100-foot pole shed is proposed for use as a shop and office. The applicant plans to raise the building's sidewall height to 18 feet to accommodate semi-trucks. The existing driveway and open building site yard allow for easy truck turnaround. Outdoor parking for semis and trailers is proposed north and east of the shop/office. No signage is proposed for the operation.

The Young America Town Board supports the request.

For the Board's consideration, a Township Location Map and approved Planning Commission Resolution are attached. For additional information, the July 21, 2026, Planning Commission staff report is available at: Planning Commission Meeting - Carver County - CivicClerk

Action Requested:

A motion to adopt the Findings of Fact and issue Order #PZ20260014 for the issuance of a Conditional Use Permit.

Fiscal Impact:

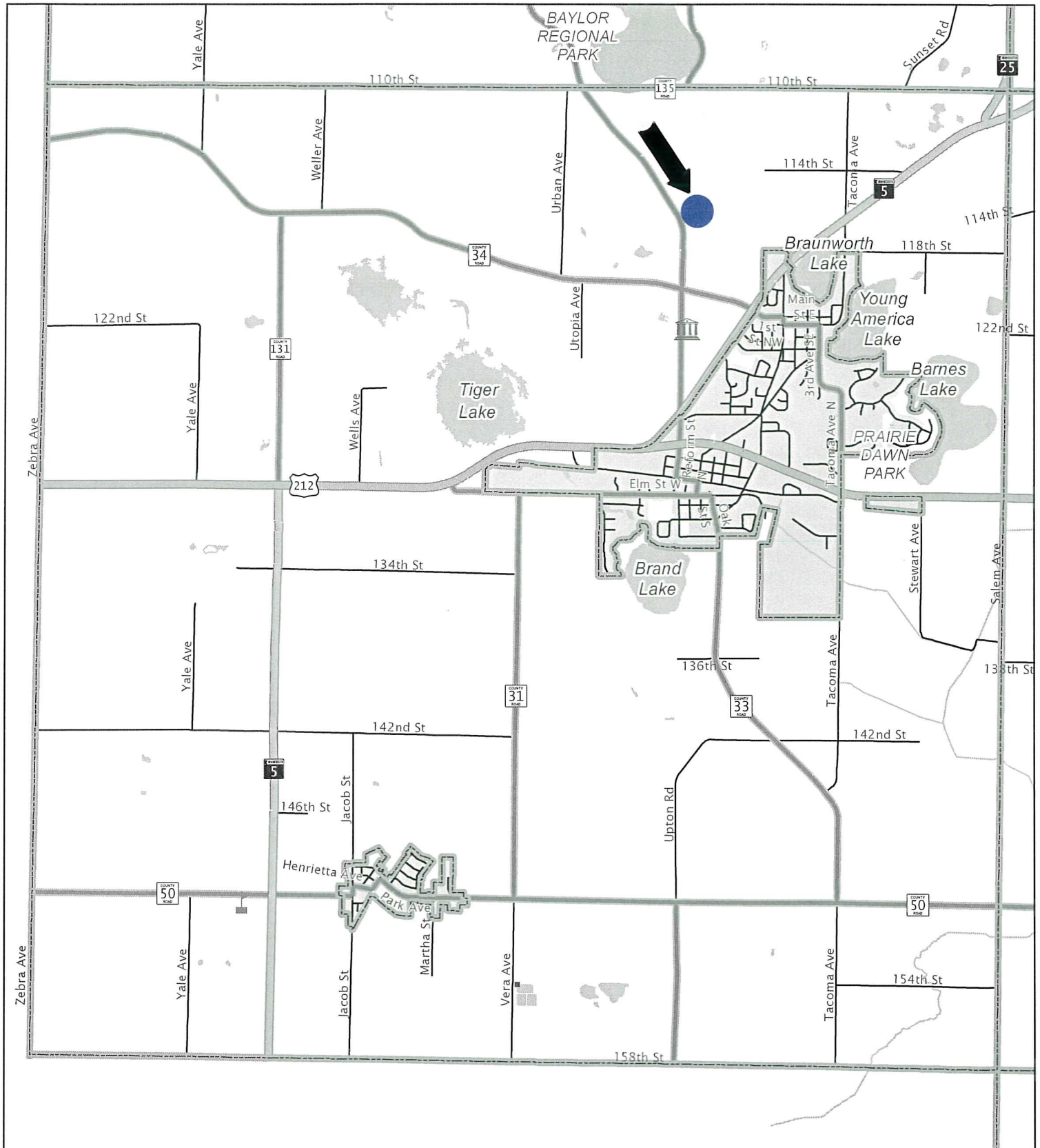
Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

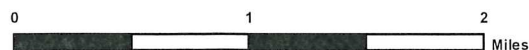
Attachments:

1. Township Location Map
2. CU-PZ20260014 - PLC Resolution - Signed

YOUNG AMERICA TOWNSHIP



This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.



Map Created by Carver County GIS

**COUNTY OF CARVER
PLANNING COMMISSION RESOLUTION**

FILE #: PZ20260014

RESOLUTION #: 26-14

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

FILE #: PZ20260014

APPLICANT: Timothy Kerber

OWNERS: Timothy and Rhea Kerber

SITE ADDRESS: 11685 County Road 33, Norwood Young America

PERMIT TYPE: Conditional Use Permit - Contractor's Yard

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

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCEL(S) #: 11-002-0700

WHEREAS, said application was duly considered at a public hearing held by the Carver County Planning Commission at its regular meeting of July 21, 2026; and,

WHEREAS, the Carver County Planning Commission finds as follows:

1. Timothy and Rhea Kerber own an approximately 5.01-acre property in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 2, Young America Township. The property contains a single-family residence and several accessory buildings. It is located in the Agricultural Zoning District and lies within the Carver County Water Management Organization (CCWMO) – Crow River Watershed.
2. Prior to submitting the current Conditional Use Permit (CUP) application for the contractor's yard, the property owners obtained a variance (V-PZ20260015), recorded as Document No. A8024479. The variance authorized operation of a contractor's yard within the required 500-foot setback from a neighboring residence not on the same parcel existing at the time of application.
3. Tim Kerber is requesting a CUP to operate a trucking company on the subject property as a contractor's yard. This request is being pursuant to Section 152.079(C)(10) of the Carver County Zoning Code.
4. The applicant's narrative (dated June 8, 2026) describes the request to operate a family-run contractor's yard for a trucking business, Joe Kerber and Sons Trucking. The current business, which was established in 1981, has been operating out of Carver, MN by the applicant's father, Joe. The applicant is now transitioning to operate the business from the subject property. The business currently has three employees, including the applicant, and operates with three semi-trucks and eight trailers. The two other employees store their semi-trucks and trailers at their homes. The applicant requests flexibility in hours of operation, noting that work hours can vary significantly depending on load schedules, with departures occurring late at night and early in the morning.
5. The site plan (dated June 30, 2026) identifies the existing 54-by-100-foot pole shed as the proposed shop and office. The applicant plans to raise the building's side walls to 18 feet to accommodate semi-trucks. The existing driveway and open area between the accessory structures would serve as a truck turnaround. Outdoor semi and trailer parking areas are located north and east of the shop/office. A storage building would be used for material storage. The owner also plans to install a 2,500-gallon fuel tank for on-site fuel storage in the future.

With the exception of trailer/vehicle parking and the fuel tank, no outdoor storage is proposed. No signage is proposed for the operation.

6. The proposed contractor's yard meets the applicable requirements of *Section 152.079 Conditional/Interim Uses – Activities Centered Around a Home* of the Zoning Code, including the following:
 - The lot size is larger than five acres.
 - Sewage can be managed according to Chapter 52 of the Carver County Ordinance.
 - The land is not enrolled in the Agricultural Preserve Program.
 - The activity will be located on a hard surfaced (blacktop or concrete) road.
 - There is a single-family home on the parcel occupied as a homestead by an owner of the activity.
7. The proposed contractor's yard also meets the applicable requirements of *Section 152.079(C)(10) Contractor's Yards* of the Zoning Code, including the following:
 - A variance has been approved to allow the business to operate approximately 300 feet from a neighboring residence.
 - The site is not located in the Shoreland Overlay District or Floodplain Overlay District.
 - Employees (other than office personnel), report to the site only for the purpose of picking up equipment, supplies, and maintenance.
8. The application was reviewed by Carver County Environmental Services. In an email dated June 30, 2026, Jacob McLain, Senior Environmentalist, stated *"I have no comments on this CUP."*
9. The application was reviewed by the CCWMO. In an email dated June 30, 2026, Tim Sundby, Water Resources Supervisor, stated:

"This project will not require a CCWMO permit, the additional hard surfaces since 2002 is 25,600 sq ft, less than the 1-acre threshold for a stormwater permit. Disturbance onsite will be less than 1 acre as well, so an Erosion and Sediment Control Permit is not required. Reviewing the site for wetlands, there are no indicators that wetlands are present in the proposed location."
10. The application was reviewed by Carver County Public Works. In an email dated June 1, 2026, Drew Pflaumer, Transportation Planning Manager, commented, *"Public Works has no comments- we're totally fine with the concept."*
11. The subject property is located within two miles of the City of Norwood Young America. Minnesota State Statute requires public notice to municipalities within two miles of a proposed land-use application. The CUP materials were forwarded to the City of Norwood Young America for review. In an email dated July 8, 2026, Ethan Nelson, City Planner, commented,

"The city doesn't have any objection to the request, but wanted to flag two items from a city perspective for the Commission's consideration:
- Traffic safety: CR33 can be a busy road at times and curves near this driveway location. We'd ask that the review give particular attention to sightlines and access safety at this location if there is any potential impact, especially given the round-the-clock hours of operation described in the applicant's narrative.
- Trail corridor: There is a future trail corridor connecting NYA out to Baylor Regional Park that has been discussed. While it doesn't appear, this property is immediately adjacent to that corridor, we'd ask that any impacts from development take that future trail into account as planning moves forward.
No other concerns from our end."

12. The Young America Town Board reviewed the application at their May 12, 2026, meeting and recommended approval, stating: *"Township ok's contractor yard permit and board approved 5/12/2026."*
13. The Planning Commission has considered all the factors required by Section 152.251 of the Carver County Code and finds that all are either true in this case or can be mitigated by conditions placed on the permit.

THEREFORE, BE IT RESOLVED, THAT the Carver County Planning Commission hereby recommends approval of the Conditional Use Permit application allowing for a Contractor's Yard on the parcel legally described in Exhibit A. The following conditions should be considered part of the permit:

1. This permit is subject to administrative review. The Permittee shall homestead and occupy the property. Any change in ownership, operator, or operational structure shall prompt a review by the Land Management Department to determine whether an amendment or similar application is required. Proposed owners and/or operators are encouraged to contact the Land Management Department as early as possible in the transition process.
2. The operation shall be conducted substantially in accordance with the approved Variance #PZ20260015, operational plan (dated June 8, 2026) and site plan (dated June 30, 2026). These plans shall be attached to and become part of this permit. Operating hours vary based on load schedules. Outdoor storage shall be screened from view of the road and contained within the approved operational area. Overnight running of semi-trucks in preparation of over-the-road trucking shall occur only within the approved operational area.
3. All structures used in conjunction with the contractor's yard operation shall comply with the Minnesota State Building Code. The existing shop building shall require review and approval from the Carver County Building Official, including issuance of all necessary permits. Any future construction of business-related structures shall also be reviewed and shall obtain required building permits prior to construction.
4. All business-related trucks, equipment, and supplies shall be stored within approved structures or within the designated operational area. Any expansion of this area shall be considered an expansion of the use and may require a review by the Land Management Department to determine whether a variance or an amended Conditional Use Permit is necessary. All outdoor storage shall be screened from neighboring properties and the public road.
5. The Permittee shall comply with all Carver County Public Works driveway access requirements. No parking is permitted within the public right-of-way.
6. The Permittee shall comply with the noise pollution requirements of Minnesota Rules Chapter 7030. Trucks entering the site shall turn around and idle within the designated operational area to minimize noise impacts.
7. Any grading or filling activity on the property shall comply with the requirements of the Carver County Water Management Organization (CCWMO) and, if applicable, the Wetland Conservation Act (WCA). All site improvements shall adhere to Chapter 153 – Water Resource Management. Stormwater management review and approval are required prior to issuance of any construction or building permits.
8. The Permittee shall comply with all applicable County requirements, including Chapter 152 – Zoning Code, Chapter 154 – Sign Regulations, the Minnesota State Building Code, and all other relevant local, state, and federal regulations. No signage shall be located within the public road right-of-way.
9. The Permittee shall submit a Certificate of Workers' Compensation Insurance, or an appropriate affidavit if no employees are involved, to the Land Management Department. The insurance documentation or affidavit shall be maintained for the duration of the Conditional Use Permit.

ADOPTED by the Carver County Planning Commission this 21st day of July, 2026.



Greg Grazzini, Vice-Chairman
Carver County Planning Commission



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Siemens Controls Conversion - LEC Building
Automation Systems (BAS) Upgrades Amendment

RBA Number: 2026-706

Department: Public Services - Facility Services

Contact: Brent Kath, Facility Services Manager, 952-361-1557

Presenter:

Contract Name & Number: 26-342

Meeting Date: August 4, 2026

Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The Law Enforcement Center building components are currently controlled and monitored by pneumatic controls. This system was in place when the County constructed the building in the early 1990s. This system operates independently of the county's broader building automation program (Siemens / Desigo). On RBA 2026-430, the County Board approved Consent Agenda Item Number 2.11 where the Facility Department proposed converting the building automation system to Siemens. This conversion allows the county to integrate this location into our existing Siemens building automation program (BAS) with the following justification & benefits. Unified Platform: Siemens is already contracted annually to service and maintain the County's facilities systems. Adding this location ensures consistency across all sites. •Improved Monitoring & Notifications: Integration with Siemens will enable automated alerts and notifications to be sent directly to county facility staff when issues arise, improving response times and reducing downtime. •Staff Expertise: County staff are already trained in Siemens operations, eliminating the need for additional training and ensuring immediate familiarity with the system. •Operational Efficiency: Consolidating under Siemens reduces complexity, streamlines maintenance, and enhances system reliability. •Cost Effectiveness: Leveraging the existing Siemens service contract avoids

duplicate vendor agreements and maximizes the value of county resources. •Conclusion: Converting this building's automation system to Siemens aligns with the goal of standardizing facility management under one platform. It improves efficiency, enhances staff responsiveness, and ensures long-term sustainability of operations.

In reviewing contract 26-205 for updating Building 606 to the BAS system, it was determined that several locations were not converted during earlier conversions. The partial plans we were able to locate for the contractor missed items. During a site walk-through, additional units were identified by facilities' staff based on the contractor's preliminary proposal. These include 15 VAV units and 16 unit heaters.

Since that time, the complete building plans have been located and uploaded to the county shared drive. These additional components must be included to fully complete the BAS conversion and meet the overall objectives of the project. Work is scheduled to begin in late summer to early fall. In summary, the initial funding request outlined in Attachment E totaled \$325,000. Although the original bid submitted to Carver County Facilities was significantly lower, a thorough review of the building plans revealed several components that had been overlooked. After addressing these omissions and amending the quote, the combined total now aligns precisely with the original funding amount requested. This process ensures that all necessary elements are included and that the project is fully supported by the appropriate level of funding.

Action Requested:

Motion to amend the contract with Siemens for replacement of the building automation system conversion of additional units at the law enforcement center pending the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:
County Capital Improvement Dollars	\$108,950.00

Related Fiscal/FTE Comments:

Facility Services would utilize already budgeted County Capital Improvement (Fund 30) Dollars set aside to convert the Law Enforcement Center to Siemens for pneumatic controls. The original contract amount was \$215,559 and the proposed amendment is \$108,950 bringing the project total to \$324,509. The original project estimate for the budget was \$325,000 (2026 Attachment E).

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Mobility Management Board—Transit Services
RBA Number: 2026-610
Department: Health & Human Services - Administration
Contact: Kate Probert, Income Support Manager, 952-361-1713
Presenter:
Contract Name & Number:
Meeting Date: August 4, 2026
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The Carver County–Scott County Mobility Management Board is a joint body established through a cooperative agreement between the two counties to oversee and coordinate shared regional transportation services. The Mobility Management Board is responsible for oversight and direction of: 1) Transit Link contract oversight, 2) Fixed-route circulators, 3) Expanded weekend and evening transit services, 4) Non-emergency medical transportation (NEMT), and 5) Public information about transportation resources.

A Mobility Management Board Agreement exists between the two counties and must be reviewed by the Mobility Management Board every three years.

At the June 9, 2026, Joint Carver/Scott Counties Commissioners Board Workshop meeting, both counties supported returning the administration of Transit Link services to the Metropolitan Council. Mobility Management Board staff confirmed that when the most recent joint contract between Mobility Management Board and Metropolitan Council was executed in August 2025, the contract explicitly preserved the clause allowing counties to return Transit Link operations to the Council without requiring a new procurement process. Metropolitan Council expressed agreement with the termination

of two agreements: the Operation of Public Transit Service Agreement and Vehicle Use and Maintenance Agreement, and re-assignment of transit services oversight.

The Metropolitan Council requested that both counties approve these actions via the County Board of Commissioners showing joint support for the Metropolitan Council resuming operations. Scott County's Request for Board Action was approved on July 21, 2026, at the Scott County Board Meeting.

This transition will enable a unified service model managed by the Metropolitan Council, consistent oversight and billing processes for expanded weekend, evening and circulator services, and continued cost-share arrangements where each county covers 50% of its mobility-manager-related services, as previously discussed with Metropolitan Council staff. The Council will enter a brand-new contract with each county. The contract will allow for the continuation of expanded Transit Link Services to include weekend service from 7:30am to 4:30pm, weekday service extended from 7:00pm to 9:00pm Monday through Friday, and the creation of fixed route circulators in the rural areas of the county. Carver County and the Metropolitan Council shall jointly evaluate the expanded services and associated cost-sharing arrangements, which will remain in effect until a new contractual agreement is executed or until Carver County determines that it will not continue the expanded services.

The proposed September 30, 2026, transition date accommodates necessary invoicing adjustments, internal planning, contract alignment, and coordination between Carver County, Scott County, SouthWest Transit, and the Metropolitan Council.

Existing financial arrangements will remain in place until the transition date. The Metropolitan Council has previously confirmed its ability to bill counties monthly for their share of expanded mobility-related services. No new funding is required as part of this action.

Action Requested:

Motion to approve the transition of Transit Link service operations from Carver and Scott Counties Mobility Management Board back to the Metropolitan Council, effective September 30, 2026, by providing notice of termination of two agreements with the Metropolitan Council (Operation of Public Transit Services Agreement and Vehicle Use and Maintenance Agreement) and authorize the Board Chair to sign any related documentation required to complete the transfer.

Motion to approve a notification to Transit Team Inc. that Carver and Scott Counties Mobility Management Board is assigning the Scott/Carver Counties Public Transit Link Services contract to the Metropolitan Council, effective September 30, 2026, and authorize the Board Chair to sign any related documentation required to complete the notification.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

There are no fiscal implications resulting from this transition. Costs are already budgeted.

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Public Works - Cologne 2026 Parking Lot Rehabilitation
RBA Number: 2026-615
Department: Public Services - Facility Services
Contact: Brent Kath, Facility Services Manager, 952-361-1557
Presenter:
Contract Name & Number: 2026 Public Works Parking Lot Rehabilitation, 26-302
Meeting Date: August 4, 2026
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

The parking lot at the Public Works Headquarters in Cologne has reached the end of its life. Carver County Facilities is planning a 2026 project that will include removal of deteriorated pavement and select curb and gutter and sidewalk sections; installation of storm sewer and drainage improvements; replacement of curb and gutter; addition of a 10-foot valley gutter and concrete aprons; add additional parking near the building, and construction of new bituminous surfacing. The project aligns with the site master plan that was approved by the County Board and included as part of the updated conditional use permit. Three bids were received and evaluated on July 21, 2026. The apparent low bidder was Mathiowetz Construction Company, providing a bid amount of \$1,448,603.93. The engineer's estimate was \$1,441,327.40. Bid results are as follows:

Bidder Name	Total Amount	% Over Engineer's Estimate
Mathiowetz Construction Company	\$1,448,603.93	0.5%
Bituminous Roadways, Inc.	\$1,608,579.90	11.6%
GMH ASPHALT CORPORATION	\$1,659,691.25	15.2%
Engineer's Estimate	\$1,441,327.40	

Staff recommend awarding to the low responsible bidder.

Action Requested:

Motion to adopt a resolution authorizing award of the construction contract for the Public Works Parking Lot Rehabilitation Project at the Public Works Headquarters in Cologne to Mathiowetz Construction Company in the amount of \$1,448,603.93. This project is consistent with the Public Works site master plan and is contingent upon completion of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

This project is budgeted and will be paid for using funds from the Facility Services Capital Improvement Budget. Staff recommend that the County include \$95,396.07 in project contingency. Bringing the budget to \$1,544,000. Funding includes \$1,144,000 in funds for the parking lot project (AttE Funds- 2022 & 2026), \$150,000 in funds for PW site improvements, \$72,034 for Waconia pavement and landscape projects that ended up under budget, \$150,000 budgeted for in Hollywood PW site improvements that are of lower priority than this project, and \$27,966 in remaining funds from the Chaska PW site sale.

Attachments:

1. Resolution Construction Contract 26-302 Revised
2. 2026-05-14_UPDATED LAYOUT_cp142426_lo1d_2026.05.11_WITH COSTS

BOARD OF COUNTY COMMISSIONERS CARVER COUNTY, MINNESOTA

Date: August 4, 2026 Resolution No: _____
Motion by Commissioner: _____ Seconded by Commissioner: _____

Awarding of the Public Works Parking Lot Rehabilitation Project, Carver County Contract 26-302

WHEREAS, Carver County has secured and designated funding for this contract in the current fiscal year Facility Services Capital Improvement budget; and

WHEREAS, On Tuesday July 21, 2026 at 10:00 a.m. at Carver County Public Works, 11360 Highway 212, Cologne, Minnesota, three (3) bids were received by Carver County Public Works and opened by four (4) representatives of Carver County for the Public Works Parking Lot Rehabilitation Project, said bids for the responsible bidders are summarized as follows:

<u>Contractor</u>	<u>Total Bid</u>	<u>Over/Under Engineers Estimate</u>
Mathiowetz Construction Company	\$1,448,603.93	0.5%
Bituminous Roadways, Inc.	\$1,608,579.90	11.6%
GMH Asphalt Corporation	\$1,659,691.25	15.2%
<i>Engineers Estimate</i>	<i>\$1,441,327.40</i>	

And WHEREAS, after examination of the bids by Carver County Public Works, Mathiowetz Construction Company is the successful low responsible bidder.

NOW THEREFORE, BE IT RESOLVED that the Carver County Board of Commissioners hereby authorizes and directs the Carver County Board Chairman and Carver County Administrator to enter into Carver County Contract 26-302 with Mathiowetz Construction Company of Sleepy Eye, Minnesota, in the name of the County of Carver for the construction of the Public Works Parking Lot Rehabilitation Project in accordance with the construction plans and specifications contained in the project manual; and

BE IT FURTHER RESOLVED that Carver County Public Works is hereby authorized and directed to return the proposal guaranty to the bidders, except that of the successful low responsible bidder and second and third lowest bidder, which shall be retained until the construction contract has been signed and the performance and payment bonds of the low responsible bidder have been executed; and

BE IT FURTHER RESOLVED that Carver County Engineer, or his designee, is hereby authorized to take actions necessary and to enter into all work orders or change orders on behalf of Carver County as the lead contracting agency for the project, with the approval of the partnering Facilities Department for its respective cost increase. The approval of the Carver County Engineer, or his designee, of Carver County's cost share of the work orders or change orders is limited to an amount less than seventy five thousand dollars (\$75,000) and an increased aggregate project total of all project changes of one hundred and fifty thousand dollars (\$150,000) when time is of the essence to make contract changes due to unforeseen construction conditions in order to minimize construction delays and to efficiently carry out the planned project improvements.

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

STATE OF MINNESOTA
COUNTY OF CARVER

I, Dave Hemze, duly appointed and qualified County Administrator of the County of Carver, State of Minnesota, do hereby certify that I have compared the foregoing copy of this resolution with the original minutes of the proceedings of the Board of County Commissioners, Carver County, Minnesota, at its session held on the 4th day of August, 2026, now on file in the Administration office, and have found the same to be a true and correct copy thereof.

Dated this 4th day of August, 2026.

Dave Hemze

County Administrator

CARVER COUNTY PUBLIC WORKS
PARKING LOT
CARVER COUNTY, MN

LAYOUT LEGEND

PROPOSED BITUMINOUS PAVEMENT

RAISED CONC. MEDIAN, CURB & GUTTER

CONC. SIDEWALK

BID ALTERNATE: SIDEWALK ADDITION

LANDSCAPING/GREEN SPACE

TH 212 PROJECT

TEMPORARY EASEMENT

PROPOSED RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

CONSTRUCTION LIMITS

PROPOSED STORM SEWER

PROPOSED DRAIN TILE

EXISTING FIBER OPTIC

EXISTING STORM SEWER

EXISTING POWER UNDERGROUND

EXISTING OVERHEAD LINE

EXISTING GAS LINE

EXISTING COMMUNICATION LINE

ACCESS CLOSURE

PROPOSED STORM STRUCTURES

EXISTING/PROPOSED FLOW ARROWS

INSTALL LIGHT POLE

ADA PED RAMP

PAVEMENT INSETS

INSET A
EXISTING PAVEMENT

6" WEARING COURSE
APPROX. 8" AGGREGATE BASE CLASS 5

INSET B
PROPOSED PAVEMENT
(COMMERCIAL LOT)

2" TYPE SP 2.5 WEARING COURSE
MAINTURE 5.0 (SPINWAC) (1240)
2" TYPE SP 2.5 NON WEARING COURSE
MAINTURE 5.0 (SPINWAC) (1240)
2" TYPE SP 2.5 NON WEARING COURSE
MAINTURE 5.0 (SPINWAC) (1240)
2" TYPE SP 2.5 NON WEARING COURSE
MAINTURE 5.0 (SPINWAC) (1240)
8" AGGREGATE BASE CLASS 5

INSET C
PROPOSED PAVEMENT
(SMALL VEHICLE LOT)

1.5" TYPE SP 2.5 WEARING COURSE
MAINTURE 5.0 (SPINWAC) (1240)
1.5" TYPE SP 2.5 NON WEARING COURSE
MAINTURE 5.0 (SPINWAC) (1240)
1.5" TYPE SP 2.5 NON WEARING COURSE
MAINTURE 5.0 (SPINWAC) (1240)
1.5" TYPE SP 2.5 NON WEARING COURSE
MAINTURE 5.0 (SPINWAC) (1240)
8" AGGREGATE BASE CLASS 5

INSET D
CONCRETE WALK

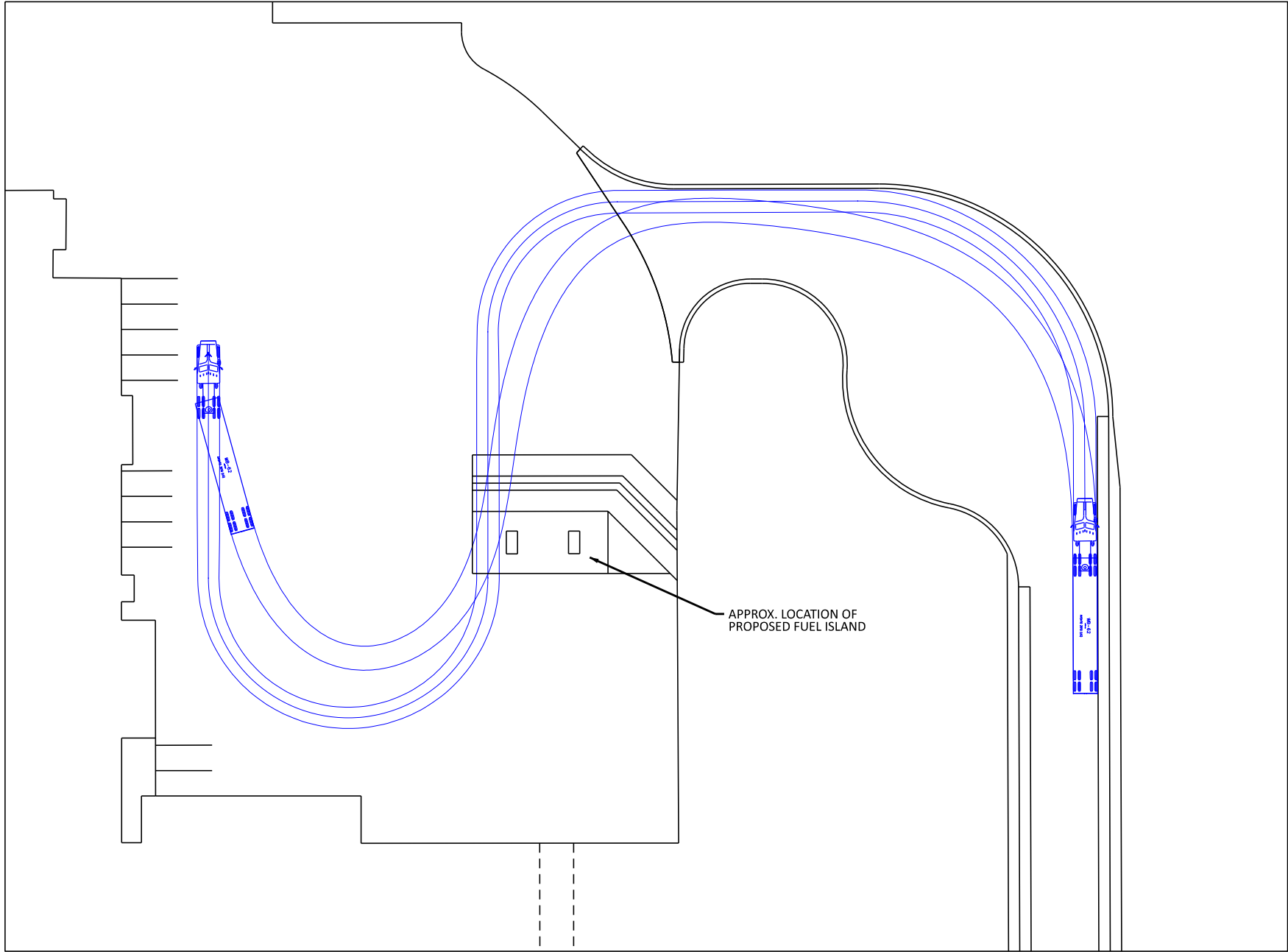
8" CONCRETE WALK
6" AGGREGATE BASE (CV) CLASS 5 (2232)

INSET E
CONCRETE VALLEY GUTTER

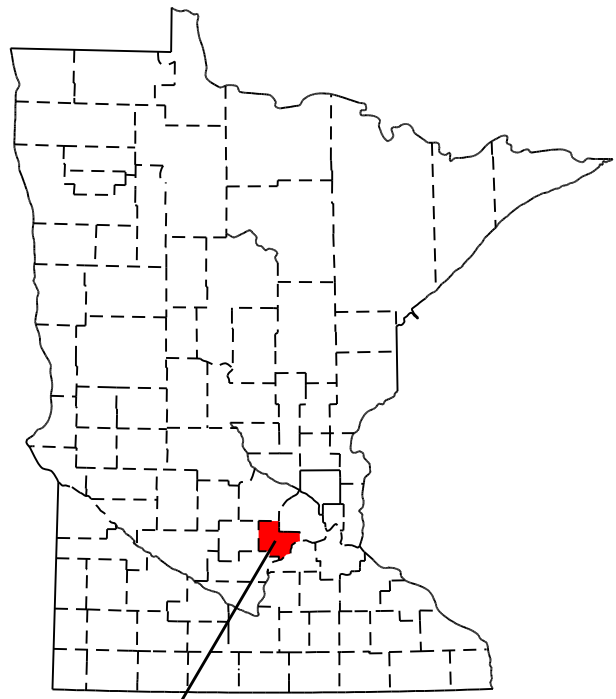
8" CONCRETE VALLEY GUTTER
12" AGGREGATE BASE CLASS 5

INSET F
FULL DEPTH RECONSTRUCTION

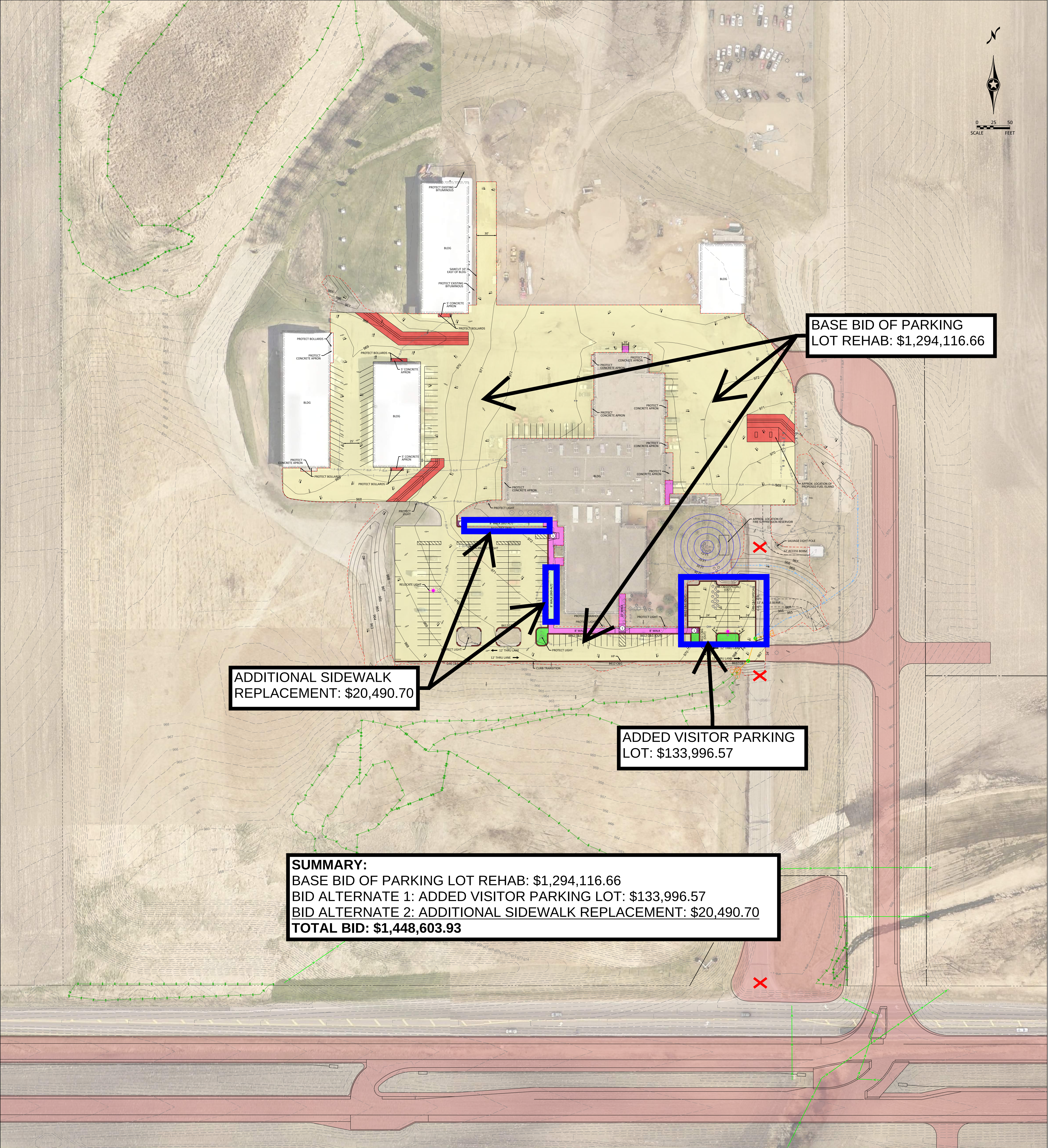
2" TYPE SP 2.5 WEARING COURSE
MAINTURE 5.0 (SPINWAC) (1240)
2" TYPE SP 2.5 NON WEARING COURSE
MAINTURE 5.0 (SPINWAC) (1240)
2" TYPE SP 2.5 NON WEARING COURSE
MAINTURE 5.0 (SPINWAC) (1240)
2" TYPE SP 2.5 NON WEARING COURSE
MAINTURE 5.0 (SPINWAC) (1240)
12" AGGREGATE BASE CLASS 5



NORTH PARKING LOT U-TURN MOVEMENT
DESIGN VEHICLE: WB-62



PROJECT LOCATION
CARVER COUNTY



BASE BID OF PARKING
LOT REHAB: \$1,294,116.66

ADDITIONAL SIDEWALK
REPLACEMENT: \$20,490.70

ADDED VISITOR PARKING
LOT: \$133,996.57

SUMMARY:
BASE BID OF PARKING LOT REHAB: \$1,294,116.66
BID ALTERNATE 1: ADDED VISITOR PARKING LOT: \$133,996.57
BID ALTERNATE 2: ADDITIONAL SIDEWALK REPLACEMENT: \$20,490.70
TOTAL BID: \$1,448,603.93



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: WDSI - Jail Cell Door Replacement
RBA Number: 2026-688
Department: County Sheriff - Jail Services
Contact: Ben Beyer, Commander of Jail and Administrative Services, 952-361-1233
Presenter:
Contract Name & Number: WDSI - Jail Cell Door Replacement Contract #26-333
Meeting Date: August 4, 2026
Item Type: Consent

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

Background/Justification:
The general population doors in the jail are constructed of wood, with the majority of the doors being installed when the building opened in 1995. Seven wooden have been damaged or broken over the last six years, requiring replacement. WDSI will remove (10) existing wood cell doors and replace with (10) thick detention hollow metal doors, which have a 60 minute attack rating and improved security glass/glazing. The contractor will re-use existing door hardware on the replacement doors.

Action Requested:
Approve the purchase and installation of ten metal detention doors to replace wood cell doors in the general population unit.

Fiscal Impact:	
Funding:	Amount Budgeted:

30-970-103-0000-6640	\$56,240.00
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Related Fiscal/FTE Comments:

Funds available through 2026 Carver County Facilities, Attachment E

Attachments:

None



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: FFY2025 Urban Area Security Initiative (UASI) Grant
RBA Number: 2026-692
Department: County Sheriff - Emergency Management
Contact: Benjamin Rutter, Emergency Management Manager
Presenter: Benjamin Rutter, Emergency Management Manager
Contract Name & Number: 26-121
Meeting Date: August 4, 2026
Item Type: Consent

Strategic Initiative:

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

Background/Justification:

Carver County Emergency Management no longer receives 1% of the federally approved Minnesota Department of Public Safety - Homeland Security & Emergency Management Division (HSEM) allocation of the Urban Area Initiative (UASI) grant. After the 2019 UASI grant, the counties that previously received 1% of the UASI grant now must apply for UASI grant projects and allocations as part of a competitive pool. For the FFY 2025 UASI, Carver County was awarded a total of \$226,200 for several projects within the county. These projects include funds for a cybersecurity assessment managed by the county IT department, funds to support training and exercise developed by county emergency management for the county and external partners, funds to enhance our digital forensics laboratory's capability to support terrorism investigations and national security operations, funds to purchase PPE for the county mobile field force, and funds to purchase medical support equipment for each sheriff's squad vehicle. Allocated funds are based on approved grant justifications in accordance with federal grant guidelines. Carver County first responders, county government, and the citizens of Carver County benefit by having Carver County Emergency Management apply for and administer this grant program.

Action Requested:

Motion to contract with Minnesota Department of Public Safety pending finalization of the contract review process.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

Carver County Emergency Management makes approved purchases and provides documentation that meets specific minimum standards by Minnesota HSEM. In return, HSEM reimburses federal grant dollars to the county for purchased items and/or services.

Attachments:

1. Grant contract-A-UASI-C-2025-CARVERCO-011



Minnesota Department of Public Safety (“State”) Homeland Security and Emergency Management 3925 Pheasant Ridge Dr. NE Blaine, MN 55449-4528	Grant Program: 2025 (UASI) Urban Area Security Initiative Grant Contract Agreement No.: A-UASI-C-2025-CARVERCO-011
Grantee: Carver County 600 East 4 th Street Chaska, MN 55318-2101	Grant Contract Agreement Term: Effective Date: 01/01/2026 Expiration Date: 12/31/2027
Grantee’s Authorized Representative: Carver County Emergency Management Attn: Ben Rutter 606 East 4 th Street Chaska, MN 55318-2101 Phone: 612-300-9327 E-mail: brutter@carvercountymn.gov	Grant Contract Agreement Amount: Original Agreement \$226,200.00 Matching Requirement \$ 0.00
State’s Authorized Representative: Homeland Security and Emergency Management Attn: Brittany Wilber 3925 Pheasant Ridge Dr. NE Blaine, MN 55449-4528 Phone: 651-201-7451 E-mail: brittany.wilber@state.mn.us	Federal Funding: CFDA/ALN: 97.067 FAIN: EMW-2025-SS-05082 State Funding: None Special Conditions: None

Under Minn. Stat. § 299A.01, Subd 2 (4) the State is empowered to enter into this grant contract agreement.

Term: Per Minn. Stat. §16B.98, Subd. 5, the Grantee must not begin work until this grant contract agreement is fully executed and the State's Authorized Representative has notified the Grantee that work may commence. Per Minn. Stat. §16B.98 Subd. 7, no payments will be made to the Grantee until this grant contract agreement is fully executed. Once this grant contract agreement is fully executed, the Grantee may claim reimbursement for expenditures incurred pursuant to the Payment clause of this grant contract agreement. Reimbursements will only be made for those expenditures made according to the terms of this grant contract agreement. Expiration date is the date shown above or until all obligations have been satisfactorily fulfilled, whichever occurs first.

The Grantee, who is not a state employee, will:

Perform and accomplish such purposes and activities as specified herein and in the Grantee’s approved 2025 (UASI) Urban Area Security Initiative Application [“Application”] which is incorporated by reference into this grant contract agreement and on file with the State at 3925 Pheasant Ridge Dr. NE, Blaine, MN 55449-4528. The Grantee shall also comply with all requirements referenced in the 2025 (UASI) Urban Area Security Initiative Guidelines and Application which includes the Terms and Conditions and Grant Program Guidelines (<https://app.dps.mn.gov/EGrants>), which are incorporated by reference into this grant contract agreement.

Budget Revisions: The breakdown of costs of the Grantee’s Budget is contained in Exhibit A, which is attached and incorporated into this grant contract agreement. As stated in the Grantee’s Application and Grant Program Guidelines, the Grantee will submit a written change request for any substitution of budget items or any deviation and in accordance with the Grant Program Guidelines. Requests must be approved prior to any expenditure by the Grantee.

Matching Requirements: (If applicable.) As stated in the Grantee’s Application, the Grantee certifies that the



matching requirement will be met by the Grantee.

Payment: As stated in the Grantee's Application and Grant Program Guidance, the State will promptly pay the Grantee after the Grantee presents an invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services and in accordance with the Grant Program Guidelines. Payment will not be made if the Grantee has not satisfied reporting requirements.

Certification Regarding Lobbying: (If applicable.) Grantees receiving federal funds over \$100,000.00 must complete and return the Certification Regarding Lobbying form provided by the State to the Grantee.

1. ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minn. Stat. § 16A.15.

Signed: _____

Date: _____

3. STATE AGENCY

Signed: _____
(with delegated authority)

Title: _____

Date: _____

Grant Contract Agreement No./ P.O. No.: A-UASI-C-2025-CARVERCO-011 / PO# 3000111864

Project No.: N/A

2. GRANTEE

The Grantee certifies that the appropriate person(s) have executed the grant contract agreement on behalf of the Grantee as required by applicable articles, bylaws, resolutions, or ordinances.

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

Distribution: DPS/FAS
Grantee
State's Authorized Representative

Organization: Carver County

A-UASI-C-2025-CARVERCO-011

Budget Summary (Report)

UASI-2025-IJ#09: Exercises				
Budget Category	Awarded			
Exercises				
Training and Exercise Resources	\$8,000.00			
Total	\$8,000.00			
Total	\$8,000.00			
UASI-2025-IJ#08: Equipment and Capital Projects				
Budget Category	Awarded			
Equipment				
Individual First Aid Kit (IFAK) Enhancement Initiative	\$11,000.00			
Total	\$11,000.00			
Total	\$11,000.00			
UASI-2025-IJ#07: Training and Awareness				
Budget Category	Awarded			
Equipment				
Laser Ammo Shot Body Systems (SBS)	\$32,000.00			
Total	\$32,000.00			
Training				
DHS/SAA approved training conferences/seminars, and workshop	\$6,000.00			
Total	\$6,000.00			
Total	\$38,000.00			
UASI-2025-IJ#02: Cybersecurity				
Budget Category	Awarded			
Management and Administration				
Comprehensive internal and external penetration test	\$40,000.00			
Total	\$40,000.00			
Total	\$40,000.00			
UASI-2025-IJ#03: Task Forces and Fusion Centers				
Budget Category	Awarded			

Organization: Carver County

Budget Summary (Report)

Equipment	
Faraday Defense Hardwall System	\$125,000.00
StingerHawk Lazrbloc FT-2 & Clear 2 Lens Protective Eyewear	\$4,200.00
Total	\$129,200.00
Total	\$129,200.00
Total	\$226,200.00
Allocation	\$226,200.00
Balance	\$0.00



Carver County Board of Commissioners
Request for Board Action

Agenda Item Name: Government Center Project - Construction Manager
RBA Number: 2026-707
Department: Public Services
Contact: Nick Koktavy, Assistant County Administrator
Presenter: Nick Koktavy, Assistant County Administrator
Contract Name & Number:
Meeting Date: August 4, 2026
Item Type: Regular Session

Strategic Initiative:

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

Background/Justification:

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

The Government Center Executive Committee (Commissioner Fahey, Assistant County Administrator, Property & Finance Director, and Health & Human Services Director) met to discuss the different project delivery methods, including design build, construction management agency, construction management at risk, integrated delivery model and design bid build. Based on recommendations from our architect and discussion amongst the committee, it is recommended that the County utilize the Construction Management at Risk (CM@R) delivery method. On May 19, the County Board approved issuing a Request for Qualifications for Construction Management Services at Risk for the Government Center Project.

The construction management firm will assist with pre-construction services, including any value engineering exercise; performing constructibility reviews; and leading the bidding process. The construction manager will also be responsible for the management of the project throughout construction from start to finish (including punch list, warranty items, commissioning, and project complete closeout), preparing accurate and complete pay requests, and providing project closeout services.

Carver County issued a Request for Qualifications (RFQ) on May 22 with the due date of June 18. Eight firms responded to the RFQ. The responses were reviewed by the Government Center Executive Committee plus the Facilities Manager, Deputy Director of Public Services, and two representatives from the project architect, Leo A Daly.

The review team conducted interviews with three construction managers. The review team scored the construction managers based on responsiveness of the written proposal, capability to complete the project, services that will be provided, references and experience, and fees/cost. Based on these factors, the review team determined that the best fit and value for the Government Center Project is Knutson Construction.

The Government Center Executive Committee is recommending that the County contract with Knutson Construction to provide construction management at risk services for the Government Center Project. At this time, the Committee is also recommending that the County Board approves \$75,000 for pre-construction services. After pre-construction and through establishing the Guaranteed Maximum Price (GMP) process, the Committee will negotiate and recommend to the County Board that the construction management at risk agreement be amended to include costs for Construction Phase Services, including General Conditions, Insurance, and the Construction Management Fee. As part of the review process, estimates for these costs were analyzed and Knutson provided a total cost of \$4,753,664 based on a pre-design concept plan \$65M building. Finally, the Committee recommends that Construction Phase Services costs should not be finalized at this time but should wait until the design work is completed and a CMP has been established.

Action Requested:

Motion to contract with Knutson Construction for construction management at risk services for the Government Center Project pending finalization of the contract review process and approve \$75,000 for pre-construction services.

Fiscal Impact:

Funding:	Amount Budgeted:

Related Fiscal/FTE Comments:

The construction management fees are part of the overall project budget of

\$82,000,000.

Attachments:

None