



**AGENDA
SCOTT COUNTY
BOARD OF COMMISSIONERS
Shakopee, Minnesota
August 4, 2026
9:00 AM**

(1) Convene County Board

(2) Amendments to the Agenda

(3) Approve Minutes

July 21, 2026 Board Meeting Minutes

(4) New Employees

(5) Recognition of Interested Citizens

Limited to items not on the agenda, and five minutes per person/subject. Speakers are asked to approach the microphone for the benefit of viewers and interested citizens.

(6) Consent Agenda

- 6.1 Adopt Resolution No. 2026-106; Approving Estimates of Just Compensation for Right-of-Way for the County Highway 17 Reconstruction Project and County Highway 12 at County Highway 17 Roundabout Project
- 6.2 Adopt Resolution No. 2026-156; Authorizing a Budget Amendment and Entering Into a Cooperative Agreement With Sand Creek Township for the Valley View Drive Paving Project
- 6.3 Adopt Resolution No. 2026-160; Authorizing Entering into a Contract with Reiling Construction Co., Inc. for the Jail Safety and Improvement Projects
- 6.4 Adopt Resolution No. 2026-161; Authorizing a Lawful Gambling Off-Site Premises Permit for Heroes Helping Heroes for an event in Spring Lake Township
- 6.5 Adopt Resolution No. 2026-162; Authorizing Entering a Contract With St. David's, Inc. and an Amendment to the Contract with the Katallasso Group for PASS and PATH Programs
- 6.6 Adopt Resolution No. 2026-163; Approving the Rezone of 30.66 acres from Transition Reserve Cluster, TR-C, to Agricultural Preservation Density District, A -3 (Randy Kubes, Applicant and Joseph & Gloria Hentges, Property Owners)
- 6.7 Adopt Resolution No. 2026-165; Approving the Conditional Use Permit to Establish a Private Airport (Wayne C. Nagel, Applicant, and Wayne C. Nagel Revocable Trust and Gerald H. Nagel Trust, Property Owners)
- 6.8 Adopt Resolution No. 2026-166; Approving the Rezone of 79.05 Acres from Transition Reserve to Rural Business Reserve, a Preliminary and Final Plat of Lydia Prime Central Development (Douglas Schieffer, Applicant & Douglas & Kelli Schieffer, Property Owners), and a Three-Way Development Agreement

- 6.9 Adopt Resolution No. 2026-167; Authorizing Entering a Master Grant Contract With the Minnesota Department of Employment and Economic Development
- 6.10 Adopt Resolution No. 2026-169; Authorizing Entering Into Cooperative Agreement with the Minnesota Department of Transportation and the City of Belle Plaine for the County Highway 3, Walnut Street, and Trunk Highway 25 Project
- 6.11 Adopt Resolution No. 2026-170; Approving a Renewal Application for a 2 AM Liquor Permit for SSK Group, LLC, DBA Doherty's Tavern, in Spring Lake Township
- 6.12 Adopt Resolution No. 2026-171; Authorizing Release of the Draft 2027-2037 Scott Watershed Management Organization's Watershed Management Plan for a 60-Day Comment Period
- 6.13 Adopt Resolution No. 2026-172; Approving a Minor Amendment to a Conditional Use Permit for Mid-America Festivals Corporation Related to On-Site Parking (Mid-America Festivals Corporation, Applicant)
- 6.14 Adopt Resolution No. 2026-175; Approving Conservation Easements for Open Sky Prairie Final Plat in Section 29 of Belle Plaine Township
- 6.15 Adopt Resolution No. 2026-177; Authorizing Submittal of Comments on the Dem-Con Landfill Expansion Environmental Impact Statement
- 6.16 Approve Payroll Processing of Personnel Actions

(7) COMMUNICATION: We will always be clear about what we're doing and why we're doing it

- 7.1 Recognition of 2026 Scott County Farm Family of the Year - Laura & Chris Kieser

(8) CUSTOMER SERVICE: We will deliver government services in a respectful, responsive, and solution-oriented manner

- 8.1 Recognition of Scott County Retiree Daniel Aszmann

(9) STEWARDSHIP: We will work proactively to make investments, guided by resident input, which will transform lives, communities, and government

- 9.1 Annual External Audit Results Presentation

(10) Committee Reports and Commissioner Updates

(11) County Administrator Update

(12) Recess for Attorney/Client Meeting

(13) Adjourn

Workshop: Following the meeting, the Commissioners will meet in a Workshop setting regarding:

- Family Resource Center
- Budget 20 Year History
- Site Utilization for Tax Forfeited Properties
- Commissioner Round Robin

Upcoming Meetings

Tuesday, August 18, 2026	9:00 am	County Board Meeting and Workshop
Tuesday, September 1, 2026	9:00 am	County Board Meeting and Workshop
Tuesday, September 1, 2026	12:30 pm	Joint Board Meeting with Three Rivers Park District

Lezlie A. Vermillion
County Administrator
(952) 496-8100



**MINUTES
SCOTT COUNTY
BOARD OF COMMISSIONERS
July 21, 2026**

8:00 AM Workshop

The Commissioners and Library Advisory Board met in a Joint Workshop prior to the Board Meeting.

(1) 9:00 AM Convene County Board

The Board of Commissioners, in and for the County of Scott, Minnesota, met in the County Board Room in the City of Shakopee, Minnesota, and convened at 9:06 a.m. The following members were present: Commissioner Wolf, Commissioner Brennan, Commissioner Beer, and Commissioner Ulrich. Commissioner Ulrich presided. Commissioner Weckman Brekke was absent.

The following were also in attendance:

1. Danny Lenz, Deputy County Administrator
2. Ron Hocesvar, County Attorney
3. Jeanne Andersen, Senior Attorney
4. Luke Hennen, County Sheriff
5. Barb Dahl, Health and Human Services Director
6. Brad Davis, Physical Development Director
7. Jake Grussing, Transformation & Enterprise Services Director
8. Suzanne Arntson, Deputy Health & Human Services Director
9. Lisa Brodsky, Public Health Director
10. Nikki Hallberg, Child and Family Services Director
11. Jen Schultz, Library Director
12. Jennifer Schwarz, Economic Assistance Director
13. Tracy Cervenka, Business Operations Manager
14. Katie Malecha, Quality Improvement Manager
15. Evan Cole, Business Info/Sys Specialist
16. Julie Hanson, Property & Customer Services Manager
17. Keri Lorenz, Community Corrections Supervisor
18. Chessa Swedin, Field Probation Officer
19. Molly Bruner, Community Corrections Director
20. Heidi Rademacher, Community Corrections Supervisor
21. Michael Bergstrom, Community Engagement Manager
22. Deric Jackson, Community Corrections Field Services Manager
23. Kate Sedlacek, Environmental Services Manager
24. Nick Reishus, Environmentalist
25. Kevin Kostelac, Child Support Supervisor
26. Paula Stephens, Child Support Officer
27. Jolene Annen, Child Support Officer - Lead Worker
28. Ann Kaul, Assistant County Attorney
29. Beth Cummins, Assistant County Attorney
30. Heidi Pointner, Child Support Officer
31. Mondale Law, Child Support Officer
32. Brenna Thom, Case Aide
33. Theresa Theis, Case Aide
34. Amy Aske, Child Support Officer

35. Shan Jasinski, Child Support Officer
36. Michelle Hesse, Deputy Clerk to the Board

Guests:

1. Terre Webster, Damascus Way
2. Molly Annen

(2) Amendments to the Agenda

There were no amendments to the Agenda.

(3) Approve Minutes

On a motion by Commissioner Brennan, seconded by Commissioner Wolf, the July 7, 2026, minutes were approved unanimously.

(4) Recognition of Interested Citizens

Scott County Community Corrections Director Molly Bruner addressed the Board to recognize National Pre-Trial, Probation, and Parole Supervision Week.

(5) Consent Agenda

- 5.1 Adopt Resolution No. 2026-81; Adopting the Scott County Solid Waste Management Plan 2024-2044
Motion by Commissioner Wolf, seconded by Commissioner Brennan. The motion carried on a vote of four ayes with Commissioner Weckman Brekke absent. A copy of the resolution is available in the office of the County Administrator and is made a part of this record by reference.
- 5.2 Adopt Resolution No. 2026-143; Ratifying Notice of Assignment of Three Agreements to the Metropolitan Council for Termination of Certain County Managed Transit Services
Motion by Commissioner Wolf, seconded by Commissioner Brennan. The motion carried on a vote of four ayes with Commissioner Weckman Brekke absent. A copy of the resolution is available in the office of the County Administrator and is made a part of this record by reference.
- 5.3 Adopt Resolution No. 2026-154; Approving a Precious Metal Dealer License for Crown Jewelry and Time, LLC
Motion by Commissioner Wolf, seconded by Commissioner Brennan. The motion carried on a vote of four ayes with Commissioner Weckman Brekke absent. A copy of the resolution is available in the office of the County Administrator and is made a part of this record by reference.
- 5.4 Adopt Resolution No. 2026-157; Authorizing Entering Into Agreements with Scott County Intermediate School Districts and the Scott Family Net Collaborative for the Provision of School-Linked Mental Health Services
Motion by Commissioner Wolf, seconded by Commissioner Brennan. The motion carried on a vote of four ayes with Commissioner Weckman Brekke absent. A copy of the resolution is available in the office of the County Administrator and is made a part of this record by reference.
- 5.5 Approve Record of Disbursements and Approve Claims
To comply with Minn. Statute §375.18 Subd. 1b, *Delegation for Paying Certain Claims*, a list of all claims paid under the procedures established by the County Board shall be presented to the Board, for informational purposes only, at the next regularly scheduled meeting after payment of the claim. The Record of Disbursements will be available at the meeting. Invoices total \$142,176,507 from June 1 through June 30, 2026. This includes tax distributions of \$77,700,306. Motion by Commissioner Wolf, seconded by Commissioner Brennan. The motion carried on a vote of four ayes with Commissioner Weckman Brekke absent.

5.6 Approve Payroll Processing of Personnel Actions

On the recommendation of the County Administrator, Commissioner Wolf moved, seconded by Commissioner Brennan to approve the payroll processing of personnel actions indicated below and certified by the Employee Relations Director and the Appointing Authority to be in compliance with the provisions of Minn. Stat. §§375.56 - 375.71 and the Scott County Merit Personnel System:

1. Separation of employment for Nicholas Schatz, Intermittent (34% FTE) Radio System Administrator, County Sheriff's Office, effective 6/1/2026.
2. Separation of employment for Jolene Annen, FT Child Support Officer - Lead Worker, Health and Human Services Division, effective 7/31/2026.
3. Separation of employment for Maria Heller, FT Contract Management Coordinator, Health and Human Services Division, effective 7/31/2026.
4. FT Probationary employment for Andrew Stackhouse, Fraud Investigator, Health and Human Services Division, effective 7/13/2026.
5. Promotion for Zachary Cusick, Intermittent (34% FTE) Library Aide to Intermittent (34% FTE) Librarian, Transformation and Enterprise Services Division, effective 6/15/2026.

The motion carried on a vote of four ayes with Commissioner Weckman Brekke absent.

(6) INNOVATION: We will take informed risks to deliver services more effectively and will learn from our successes and failures

6.1 Receive Information on Scott County Delivers Topic: Transformation Homes

The Commissioners received information on Scott County Delivers Topic: Transformation Homes

(7) CUSTOMER SERVICE: We will deliver government services in a respectful, responsive, and solution-oriented manner

7.1 Recognition of Scott County Retiree Jolene Annen

The Commissioners recognized retiree, Jolene Annen, for her years of service to Scott County.

Chair Ulrich recessed the meeting at 10:28 a.m.

Chair Ulrich reconvened the meeting at 10:44 a.m.

(8) COMMUNICATION: We will always be clear about what we're doing and why we're doing it

8.1 Adopt Resolution No. 2026-151; Authorizing Submittal of Comments on the Minnesota Pollution Control Agency's Draft Resource Management Report

Physical Development Director Brad Davis presented an overview of the Scott County Board of Commissioners' comments to the Minnesota Pollution Control Agency's (MPCA) Draft Resource Management Report. The Board's comments are outlined in a letter which will be submitted to the MPCA, along with Staff Technical Comments.

Although the MPCA states the report is informational and not intended as a mandate, Commissioners expressed concern that reports like this often become the basis for future legislation, permitting decisions, funding criteria, or agency policies. They emphasized the importance of submitting comments now to establish the county's position. Commissioner Brennan noted the tremendous scale of the report, which estimates approximately \$980 million in capital costs and \$315 million in annual costs.

Motion by Commissioner Brennan, seconded by Commissioner Beer. The motion carried on a vote of four ayes, with Commissioner Weckman Brekke absent. A copy of the resolution is available in the office of the County Administrator and is made a part of this record by reference.

(9) Committee Reports and Commissioner Updates

Commissioners reported on meetings and other events they attended. Please see archived livestreaming of the board meeting for full commissioner reports at:
<https://www.scottcountymn.gov/1971/County-Board-Agendas-Minutes>

(10) County Administrator Update

Deputy County Administrator Danny Lenz had no updates.

(11) Recess for Attorney/Client Meeting

There was no need to recess for an attorney/client meeting.

(12) Adjourn

Chair Ulrich noted that following the meeting, the Commissioners will meet in a workshop setting to receive updates on:

- Metropolitan Council
- Scott County Community Development Agency (CDA) Proposed Budget & Levy
- Commissioner Round Robin

On a motion by Commissioner Beer, seconded by Commissioner Wolf, the meeting adjourned at 10:48 a.m.

County Board Chair

**Clerk to the Board/County
Administrator**

Deputy Clerk to the Board



Request for Board Action

BOARD MEETING DATE:

8/4/2026

AGENDA ITEM NUMBER:

6.1

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Physical Development/Program Delivery (Right of Way)

PRESENTER(S):

Tony Winiecki x8008

PROJECT:

CP 17-35 & CP 12-07

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:

NA

ACTION REQUESTED:

Adopt Resolution No. 2026-106; Approving Estimates of Just Compensation for Right-of-Way for the County Highway 17 Reconstruction Project and County Highway 12 at County Highway 17 Roundabout Project

ORGANIZATIONAL VALUES:

Collaboration: We will work with partners - communities, schools, faith groups, private business, and non-profit agencies - to see that services are not duplicated but rather are complementary, aligned, and provided by the partners who can deliver the service most effectively

Stewardship: We will work proactively to make investments, guided by resident input, which will transform lives, communities, and government

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to adopt Resolution No. 2026-106; Approving Estimates of Just Compensation for Right-of-Way for the County Highway 17 Reconstruction Project and County Highway 12 at County Highway 17 Roundabout Project.

The County Highway (CH) 17 reconstruction project (CP 17-35) will upgrade CH 17 from approximately 3,500 feet south of CH 82 to CH 42. This project will increase safety and capacity on this segment of highway, and will include intersection improvements at CH 14 and CH 82 and supporting roadway connections. The proposed improvements will proactively address the current and anticipated safety needs at two major intersections, eliminate direct access where appropriate, and accommodate traffic growth along this segment of the corridor.

The CH 12 at CH 17 Roundabout Project (CP 12-07) will address safety and operations at the intersection.

CH 17 is a future principal arterial and these projects are consistent with the CH 17/TH 13 Corridor Study as approved by County Board Resolution No. 2009-075 at its May 12, 2009, Board meeting. Construction is programmed for 2027 in the 2025-2035 Transportation Improvement Program (TIP).

The projects require right-of-way by partial acquisition on thirty-one parcels.

The County contracted with Patchin Messner Valuation Counselors (PMVC), an independent fee appraisal firm, to complete appraisals to determine the market value for the properties and to provide an estimate of just compensation. PMVC has completed and delivered appraisal reports for these properties with a recommended estimate of just compensation. Appraisals are required for compliance with applicable laws and regulations. The appraisal is the basis for the requested approval, which will allow staff to present a written offer of just compensation and negotiate with the landowners.

Detailed information was provided to the Board in a separate confidential memorandum per the requirements of Minnesota State Statutes. The Appraisal Reports and the Appraisal Review Reports are available for Board review upon request at the Highway Department office.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:

This project is programmed for 2027 construction in the 2026-2035 Transportation Improvement Program (TIP) as County Project (CP) 17-35 and CP 12-07. There is \$3,550,000 programmed for right of way acquisition costs in the TIP in years 2026 and 2027 to cover the estimated compensation. Project costs for this project are being funded as a part of the Transportation Sales Tax program.

ATTACHMENTS:

None

Action**ACTION TAKEN:**

APPROVED

MOTION/SECOND/VOTE:

BWB/TW/4 AYES/JU ABSENT

DEPUTY CLERK:*Michelle Hesse*

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-106

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

**RESOLUTION NO. 2026-106; APPROVING ESTIMATES OF JUST COMPENSATION FOR RIGHT-OF-WAY
FOR THE COUNTY HIGHWAY 17 RECONSTRUCTION PROJECT AND COUNTY HIGHWAY 12 AT 17
ROUNABOUT PROJECT**

WHEREAS, the County has been working on final design for County Project (CP) 17-35 and CP 12-07 to reconstruct County Highway (CH) 17; and

WHEREAS, reconstruction CH 17 is a partnership project between the City of Shakopee, City of Prior Lake and Scott County; and

WHEREAS, based on final design, thirty-one parcels were identified that require Right of Way acquisition to construct these Projects; and

WHEREAS, appraisals are required for compliance with applicable laws and regulations for Right of Way acquisition; and

WHEREAS, the County contracted with Patchin Messner Valuation Counselors (PMVC), an independent fee appraisal firm, to complete appraisals to determine the market value for the properties and to provide an estimate of Just Compensation and PMVC has delivered the required appraisals; and

WHEREAS, the 2026-2035 Transportation Improvement Program has Transportation Sales Tax programmed for Right of Way and is sufficient to cover the estimates of Just Compensation and other acquisition related costs.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners in and for the County of Scott, Minnesota, approves the estimates of Just Compensation for Right of Way acquisition for the County Highway 17 Reconstruction Projects set out herein.

BE IT FINALLY RESOLVED that County Highway Department staff are authorized to present a written offer of just compensation and negotiate in good faith with the landowners.

VOTE RESULTS:

Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

No: None

Absent: Jon Ulrich

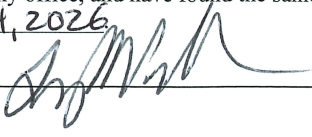
Abstain: None

State of Minnesota)

County of Scott)

I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on Aug 4, 2026 now on file in my office, and have found the same to be a true and correct copy thereof.

Witness my hand and official seal at Shakopee, Minnesota, on Aug 4, 2026



County Administrator

Administrator's Designee



Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
6.2

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Physical Development/Program Delivery (Design)

PRESENTER(S):

Tony Winiacki x8008

PROJECT:

CP TSC-17303, SAP 070-592-001, SAP 070-592-002

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:

N/A

ACTION REQUESTED:

Adopt Resolution No. 2026-156; Authorizing a Budget Amendment and Entering Into a Cooperative Agreement With Sand Creek Township for the Valley View Drive Paving Project

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner

Communication: We will always be clear about what we're doing and why we're doing it

Collaboration: We will work with partners - communities, schools, faith groups, private business, and non-profit agencies - to see that services are not duplicated but rather are complementary, aligned, and provided by the partners who can deliver the service most effectively

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is Adopt Resolution No. 2026-156; Authorizing a Budget Amendment and Entering into a Cooperative Agreement With Sand Creek Township for the Valley View Drive Paving Project.

The 2023 Minnesota Legislature appropriated \$102.967 million statewide for the Local Road Improvement Program (LRIP), with \$6 million of the funding directed to improvements on township roads. In 2023, the Minnesota Department of Transportation (MnDOT) solicited applications for capital road construction projects, and Sand Creek Township applied for and was awarded \$1.5 million in LRIP funds to pave the gravel segment of Valley View Drive from Mendoza Avenue to the SCALE Regional Training Facility (approximately 1.1 miles in length). This township road serves as an important supportive frontage road to TH 169, a principal arterial roadway. Statute requires that townships and non-state aid cities have a county sponsor the project if awarded LRIP funds. The County Board authorized serving as a County Sponsor for Sand Creek Township for the Valley View Drive paving project on November 21, 2023, per Resolution No. 2023-284. A cooperative agreement with Sand Creek Township has been drafted as part of establishing the County's role as a sponsor agency and outlining responsibilities between the Township and County.

Per the agreement, the Township's role and responsibilities include:

- Develop plans, engineer's estimate, and proposals.
- Provide and obtain all necessary right of way.
- Submit plans, engineer's estimate, and proposal to the District State Aid Engineer (DSAE).
- Communicate progress with MnDOT State Aid staff.
- Railroad coordination and obtaining any necessary railroad right of way and permitting.
- Perform construction inspections.
- Construction administration using the County's OneOffice system and providing all necessary documentation and certification to the County.
- Cover any funds over the LRIP grant amount of \$1.5 million.

The County's roles and responsibilities include:

- Serve as the fiscal agent on behalf of the township, submit pay requests to State Aid, and process grant funds from MnDOT to the contractor.
- Advertising, letting, and awarding the project.
- Request SAP/SP number project, review plans, and assist the local agency with executing the grant agreement.
- Support coordination with MnDOT State Aid staff.
- Ensure that the project meets milestones and receives adequate supervision and inspection.
- Assist with project closeout.

The Township intends to complete the majority of the paving this year. Railroad coordination is expected to continue into 2027, and the railroad improvements will be completed through a force account agreement between the Township and Railroad.

The Sand Creek Township Board approved this agreement at their July 27, 2026, Town Board meeting.

BUDGET AMENDMENT:

Yes

FUNDING DESCRIPTION:

The project will be fully funded by MnDOT LRIP funds and Sand Creek Township. Sand Creek Township will be responsible for any overage amounts beyond the \$1,500,000 LRIP grant funds. Since the County will be awarding the project and paying the contractor, a budget amendment is required for the 2026-2035 Transportation Improvement Program (TIP) in order to accept up to \$1,500,000 in State funds on behalf of Sand Creek Township and to authorize expenditure of project construction costs (which will be awarded through a separate Board action).

Since the MnDOT LRIP funds are part of a reimbursable program, the County will be paying the contractor directly prior to requesting and receiving the LRIP funds from MnDOT. There are adequate funds in the Road and Bridge fund in order to cover the cash flow for this project prior to being reimbursed (approximately 2–4 weeks after payment).

ATTACHMENTS:

1. Valley View Drive LRIP Project Location Map

Action

ACTION TAKEN: APPROVED	MOTION/SECOND/VOTE: BWB/TW/4 AYES/JU ABSENT	DEPUTY CLERK: <i>Michelle Hesse</i>
--------------------------------------	---	---

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-156

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

**RESOLUTION NO. 2026-156; AUTHORIZING A BUDGET AMENDMENT AND ENTERING INTO A
COOPERATIVE AGREEMENT WITH SAND CREEK TOWNSHIP FOR THE VALLEY VIEW DRIVE PAVING
PROJECT**

WHEREAS, the 2023 Minnesota Legislature provided \$102.967 million statewide for the Local Road Improvement Program (LRIP); and

WHEREAS, the Minnesota Department of Transportation (MnDOT) solicited applications in 2023 from counties, cities, and towns and awarded up to \$1.5 million in LRIP funds to Sand Creek Township for the paving of Valley View Drive from Mendoza Avenue to the SCALE Regional Training Facility; and

WHEREAS, all township Local Road Improvement Program (LRIP) projects require county support and sponsorship of the project; and

WHEREAS, the Scott County Board of Commissioners authorized serving as a County Sponsor for Sand Creek Township for the Valley View Drive paving project on November 21, 2023, per Resolution No. 2023-284; and

WHEREAS, a cooperative agreement with Sand Creek Township has been drafted as part of establishing the County's role as a sponsor agency and outlining responsibilities between the Township and County; and

WHEREAS, Sand Creek Township is responsible for all costs not included in the LRIP funding and agrees to provide ongoing maintenance for the expected lifetime of the project improvement; and

WHEREAS, a budget amendment is needed for the 2026-2035 Transportation Improvement Program (TIP) in order to accept up to \$1,500,000 in State funds on behalf of Sand Creek Township and to authorize expenditure of project construction costs.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners in and for the County of Scott, Minnesota, that it authorizes that the 2026-2035 Transportation Improvement Program be amended to accept and program Local Road Improvement Program funds from the Minnesota Department of Transportation for the Valley View Drive Paving Project in the amount of \$1.5 million.

BE IT FURTHER RESOLVED, that the Board of Commissioners authorizes entering into a Cooperative Agreement with Sand Creek Township for the Valley View Drive Paving Project.

BE IT FINALLY RESOLVED that the Board authorizes the County Administrator to execute the agreement on behalf of the County, subject to approval by the County Attorney's Office as to form.

VOTE RESULTS:

Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

No: None

Absent: Jon Ulrich

Abstain: None

State of Minnesota)

County of Scott)

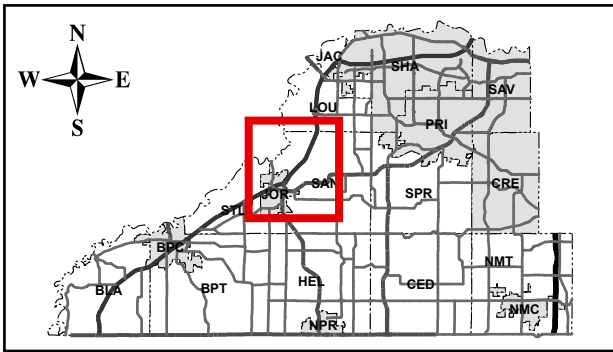
I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on Aug 4, 2026 now on file in my office, and have found the same to be a true and correct copy thereof.

Witness my hand and official seal at Shakopee, Minnesota, on Aug 4, 2026



County Administrator

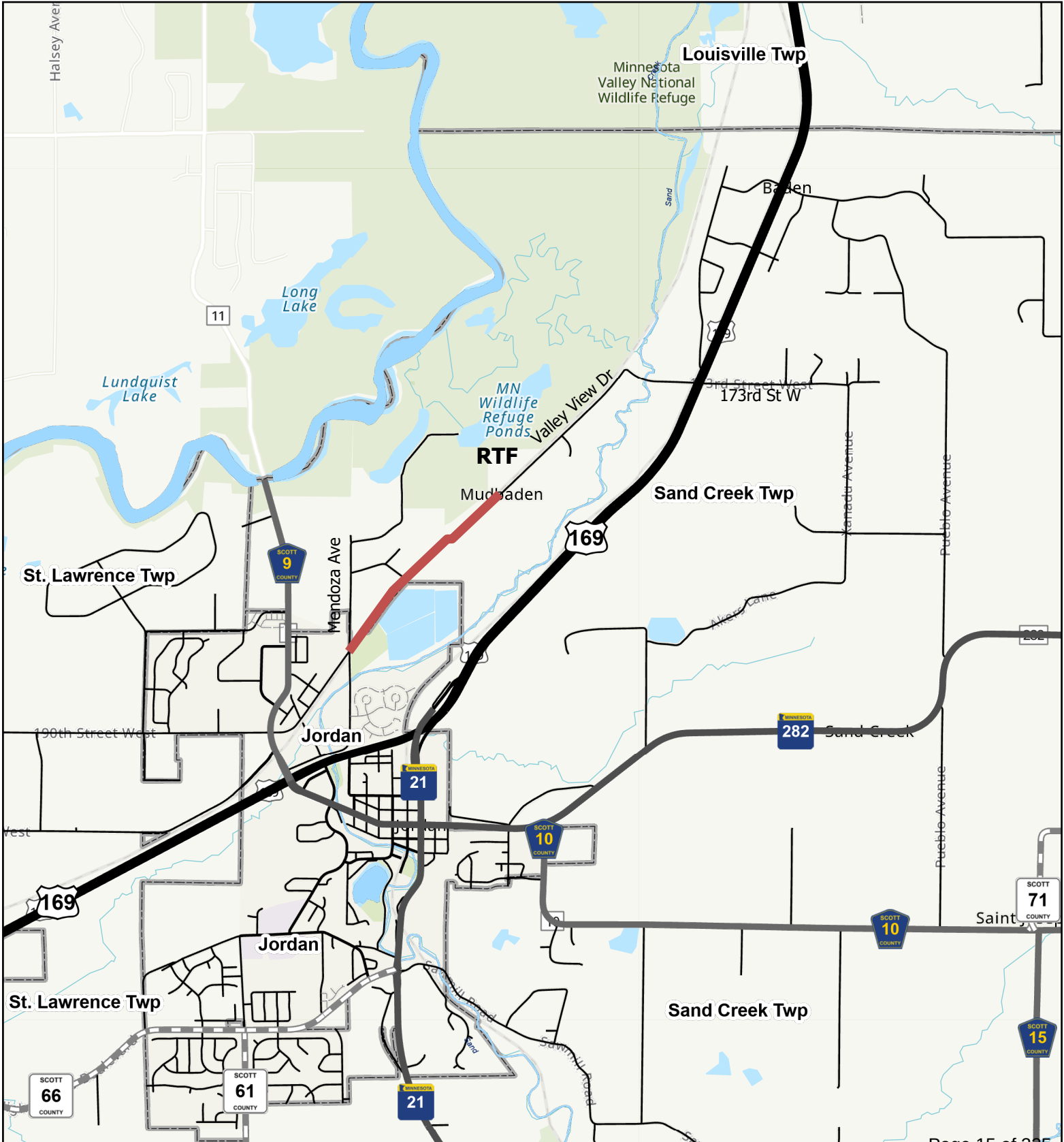
Administrator's Designee



Valley View Drive LRIP Project

Sand Creek Township

Project Location





Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
6.3

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Physical Development/Facilities Management

PRESENTER(S):

Connor Lewis x8982

PROJECT:

Jail Safety Railings Pods A, B, C, D (Phase 2) and Jail Safety Railings Secure Housing Unit Improvements

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:

NA

ACTION REQUESTED:

Adopt Resolution No. 2026-160; Authorizing Entering into a Contract with Reiling Construction Co., Inc. for the Jail Safety and Improvement Projects

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner

Communication: We will always be clear about what we're doing and why we're doing it

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to adopt Resolution No. 2026-160; Authorizing Entering into a Contract with Reiling Construction Co., Inc. for the Jail Safety and Improvement Projects.

This project increases the height of the current safety railings on the stairs inside four of the pods and on the second level of the housing units, along with modifying the safety railing in the remaining three pods. This work will help minimize the risk of inmates jumping from the upper level of the jail's housing units in an attempt to harm themselves. While the Minnesota Department of Corrections has not made this type of jail safety upgrade mandatory, it is commonly being implemented in other jails throughout Minnesota.

BKV Group was secured to provide project design services, construction and bid documents, and support in the coordination of contract requirements.

On June 9, 2026, three bidders attended the in-person bid opening, and all three submitted a bid. The following are the results of the bids received:

Vendor	Base BID Amount	Alternate No. 1	Alternate No. 2	Total Bid Amount	BID Bond	Complete Bid
Reiling Construction	\$2,472,644.00	\$31,000.00	\$46,000.00	\$2,549,644.00	X	X
Shaw Lindquist Associates	\$2,633,000.00	\$67,544.00	\$41,145.00	\$2,741,868.00	X	X
Morcon Construction	\$2,950,000.00	\$80,900	\$31,750.00	\$3,062,650.00	X	X

The bid from Reiling Construction Co., Inc. for \$2,549,644.00 is the lowest responsible bid. The base bid represents the installation of safety railings in Jail pods A, B, C, and D along with the replacement of the railing in pods E, F, and G. There were two alternatives in the bid package. Alternate No. 1 represents touch-up paint of all structural steel mezzanine and stair stringers, cell doors, and interior glazing systems. Alternate No. 2

represents the repair of chipping on existing stair nosing. Both Facilities and Jail Division staff recommend completing both alternatives while the pods are closed for the base project, to minimize overall operational impacts.

In addition to this bid amount, facilities staff are recommending an additional \$127,000 be held in contingency that may be used for unforeseen circumstances while the project is under construction. This amount is 5% of the construction cost and would only be used once an approved change order has been submitted by Reiling Construction, reviewed and recommended by BKV Architects and Engineers, and approved by County Staff. With this recommended contingency, the total construction project cost is \$2,676,644.

Facilities staff recommends entering into a contract with Reiling Construction Co., Inc. for \$2,549,644 to complete construction that includes the base bid, Alternate No. 1 and Alternate No. 2.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:

Both projects are budgeted for a total of \$3,300,000 in the approved 2026-2030 Capital Improvement Program. Of this total, \$2,690,000 is budgeted for the Jail Safety Railing Pods A, B, C, D, and \$610,000 is budgeted for the Jail Safety Railings Secure Housing Unit Improvements.

ATTACHMENTS:

None

Action

ACTION TAKEN:

APPROVED

MOTION/SECOND/VOTE:

BWB/TW/4 AYES/JU ABSENT

DEPUTY CLERK:

Michelle Hesse

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-160

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

**RESOLUTION NO. 2026-160; AUTHORIZING ENTERING INTO A CONTRACT WITH REILING
CONSTRUCTION CO., INC. FOR THE JAIL SAFETY AND IMPROVEMENT PROJECTS**

WHEREAS, the Scott County Sheriff's Office Jail Division recognizes a need to continuously implement safety measures to reduce risks related to inmate behavior; and

WHEREAS, inmates are known to jump from higher levels of housing areas, resulting in harm to themselves; and

WHEREAS, the proposed project will increase the height of the existing safety railings on stairways within Pods A, B, C, and D, as well as on the second level of the housing units, to improve inmate safety; and

WHEREAS, the proposed project will modify the existing safety railings on the stairways and second level mezzanine in Pods E, F, and G to make them safer and more secure; and

WHEREAS, on June 9, 2026, three contractors attended the public bid opening and submitted responsive bids for the project as summarized below:

Vendor	Base Bid	Alternate No. 1	Alternate No. 2	Total Bid
Reiling Construction Co., Inc.	\$2,472,644.00	\$31,000.00	\$46,000.00	\$2,549,644.00
Shaw-Lundquist Associates	\$2,633,179.00	\$67,544.00	\$41,145.00	\$2,741,868.00
Morcon Construction	\$2,950,000.00	\$80,900.00	\$31,750.00	\$3,062,650.00

WHEREAS, the base bid includes installation of fall protection improvements in Jail Pods A, B, C, and D, along with replacement of the existing railings in Pods E, F, and G; and

WHEREAS, Reiling Construction Co., Inc. submitted the lowest responsive and responsible bid for \$2,549,644.00, including both alternates; and

WHEREAS, in addition to this base bid amount, a construction contingency in the amount of \$127,000 is necessary to address unforeseen conditions that may arise during the project. This contingency represents approximately 5% of the construction cost and would be utilized only as necessary; and

WHEREAS, with this contingency, the total construction budget is \$2,676,644.

NOW, THEREFORE, BE IT RESOLVED, that the Scott County Board of Commissioners hereby authorizes the County to enter into a contract with Reiling Construction Co., Inc.

BE IT FURTHER RESOLVED, that the County Administrator is authorized to execute the agreement on behalf of the County, subject to approval by the County Attorney's Office as to form.

VOTE RESULTS:

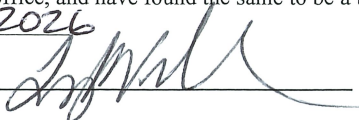
Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

No: None

Absent: Jon Ulrich
Abstain: None

State of Minnesota)
County of Scott)

I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on Aug 4, 2026 now on file in my office, and have found the same to be a true and correct copy thereof.
Witness my hand and official seal at Shakopee, Minnesota, on Aug 4, 2026



County Administrator
Administrator's Designee



Request for Board Action

BOARD MEETING DATE:**8/4/2026****AGENDA ITEM NUMBER:****6.4**

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Community Services/Property and Taxation Services

PRESENTER(S):

Marina Stepanova x8055

PROJECT:

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:**ACTION REQUESTED:**

Adopt Resolution No. 2026-161; Authorizing a Lawful Gambling Off-Site Premises Permit for Heroes Helping Heroes for an event in Spring Lake Township

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to Adopt Resolution No. 2026-161; Authorizing a Lawful Gambling Off-Site Premises Permit for Heroes Helping Heroes for an event in Spring Lake Township.

Heroes Helping Heroes, headquartered at 4828 Bennett Street SE, Prior Lake, MN 55372, is an organization requesting a permit to conduct a one-day Off-Site Gambling event at Minnesota Horse & Hunt Club, 2920 220th St E, Prior Lake MN 55372, in Spring Lake Township, for a raffle on October 4, 2026. Minn. Stat. § 349.165, Subd. 5 requires Board authorization for off-site gambling premises permits.

All background, debt, judgment and tax searches have been complete and found to be satisfactory.

Scott County staff recommends approval.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:**ATTACHMENTS:**

None

Action

ACTION TAKEN:

APPROVED

MOTION/SECOND/VOTE:

BWB/TW/4 AYES/JU ABSENT

DEPUTY CLERK:*Michelle Hesse*

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-161

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

**RESOLUTION NO. 2026-161; AUTHORIZING A LAWFUL GAMBLING OFF-SITE PREMISES PERMIT FOR
HEROES HELPING HEROES FOR AN EVENT IN SPRING LAKE TOWNSHIP**

WHEREAS, Heroes Helping Heroes, 4828 Bennett Street SE, Prior Lake, MN 55372, has submitted an application to conduct off-site gambling; and

WHEREAS, Minn. Stat. § 349.165, Subd. 5 requires Board authorization for off-site gambling premises permits; and

WHEREAS, the permit will allow gaming of a raffle at Minnesota Horse and Hunt Club, 2920 220th St E, Prior Lake MN 55372, for a raffle on October 4, 2026; and

WHEREAS, the permit is for one day, October 4, 2026; and

WHEREAS, all background, debt, judgment and tax searches have been done and found to be satisfactory.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners in and for the County of Scott, Minnesota, that the application of Heros Helping Heros to conduct off-site gambling on October 4, 2026, is approved, and the permit may be issued.

VOTE RESULTS:

Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

No: None

Absent: Jon Ulrich

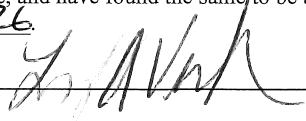
Abstain: None

State of Minnesota)

County of Scott)

I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on Aug 4, 2026 now on file in my office, and have found the same to be a true and correct copy thereof.

Witness my hand and official seal at Shakopee, Minnesota, on Aug 4, 2026.



County Administrator

Administrator's Designee



Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
6.5

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Health and Human Services/Children's Services

PRESENTER(S):

Nikki Hallberg, 8279

PROJECT:

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:

N/A

ACTION REQUESTED:

Adopt Resolution No. 2026-162; Authorizing Entering a Contract With St. David's, Inc. and an Amendment to the Contract with the Katallasso Group for PASS and PATH Programs

ORGANIZATIONAL VALUES:

Communication: We will always be clear about what we're doing and why we're doing it

Collaboration: We will work with partners - communities, schools, faith groups, private business, and non-profit agencies - to see that services are not duplicated but rather are complementary, aligned, and provided by the partners who can deliver the service most effectively

Empowerment: We will work with individuals and families to affirm strengths, develop skills, restore hope, and promote self-reliance

Resiliency: We will foster public preparedness and respond when families and communities face health and safety emergencies

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to adopt Resolution No. 2026-162; Authorizing Entering a Contract With St. David's, Inc. and an Amendment to the Contract with the Katallasso Group for PASS and PATH Programs.

In 2022, two alternative pathways for addressing school attendance concerns were developed and implemented in Scott County. The PASS (Promoting Attendance and School Success) program is designed to prevent and respond to educational neglect for students under the age of 12. The PATH (Promoting Attendance Through Hope) program focuses on addressing truancy concerns for youth age 12 and older.

On January 16, 2026, the County advertised a two-part Request for Proposal (RFP) for taking over operations of the Family Resource Center (FRC) and for providing service coordination and/or alternative pathways for addressing school attendance concerns. In addition to posting on the website, the RFP was sent directly to 14 agencies. Three agencies responded to the school attendance programming options: Earl Brown Coaching and Consulting Services; The Katallasso Group; and St. David's Center. The decision was made to move forward with Katallasso Group for the PATH program and St. David's Center for the PASS program, as it was determined that their experience, program vision and cost provided the best operation that would meet the County's needs.

The 3-year funding is as follows, with a contracted start date of January 1, 2027 (Katallasso has an existing agreement with the County for other services that will be amended to include the terms for the services outlined here):

St. David's Center PASS Program \$210,988.08 with the potential for up to 3% increase in 2028 and 2029.
The Katallasso Group PATH Program \$411,490.00 (Year 1-\$131,830, Year 2-\$129,830, Year 3-\$149,830) with the potential for up to 3% increase in 2028 (Year 2) and 2029 (Year 3).

Services were previously funded through the American Rescue Plan Act (ARPA). In June, a Board workshop and a Scott County Delivers reviewed the impact of programs like these that support early prevention efforts

that are aimed at decreasing deeper-end services and increased County costs for children services. The positive impacts warrant continued County funding of these efforts. Total costs will be included in the 2027 budget for final approval.

It is anticipated that the services will begin in January 2027.

BUDGET AMENDMENT:
No

FUNDING DESCRIPTION:
Services were previously funded through ARPA. In June, a Board workshop and a Scott County Delivers addressed the impact of programs that support early prevention efforts that are aimed at decreasing deeper end services and increasing county costs for children's services. Total anticipated costs are outlined below. As these costs move from ARPA into the program budget, additional program expenses are being reduced to offset the expenses.

	2027	2028	2029
St. Davids	\$210,988.08	\$217,317.72	\$223,837.25
Katallasso	\$131,830	\$129,830	\$149,830
Total Costs	\$342,818.08	\$347,147.72	\$373,667.25

ATTACHMENTS:
None

Action

ACTION TAKEN: APPROVED	MOTION/SECOND/VOTE: BWB/TW/4 AYES/JU ABSENT	DEPUTY CLERK: <i>Michelle Hesse</i>
----------------------------------	---	---

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-162

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

RESOLUTION NO. 2026-162; AUTHORIZING ENTERING A CONTRACT WITH ST. DAVID'S, INC. AND AN AMENDMENT TO THE CONTRACT WITH THE KATALLASSO GROUP FOR PASS AND PATH PROGRAMS

WHEREAS, on January 16, 2026, the County issued a Request for Proposal (RFP) for Family Resource Center operations and service coordination and/or alternative pathways for addressing school attendance concerns; and

WHEREAS, three agencies responded to the programming request: Earl Brown Coaching and Consulting Services; The Katallasso Group; and St. David's Center; and

WHEREAS, the decision was made to move forward with Katallasso Group for the PATH (Promoting Attendance Through Hope) program and St. David's Center for the PASS (Promoting Attendance and School Success) program, as it was determined that their experience, program vision and cost provided the best operation that would meet the County's needs; and

WHEREAS, the 3 year funding is as follows:

St. David's Center PASS Program \$210,988.08 with the potential of up to a 3% increase in 2028 and 2029.

The Katallasso Group PATH Program \$411,490.00 (Year 1-\$131,830, Year 2-\$129,830, Year 3-\$149,830) with the potential of up to 3% increase in 2028 (Year 2) and 2029 (Year 3); and

WHEREAS, it is anticipated that the services will begin in January 2027; and

WHEREAS, services were previously funded through ARPA; and

WHEREAS, total costs will be included in the 2027 budget for final approval.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners in and for the County of Scott, Minnesota, hereby authorizes entering a contract with St. David's, Inc. for PASS programming.

BE IT FURTHER RESOLVED, that the Board hereby authorizes entering an Amendment to the agreement with the Katallasso Group for PATH programming.

BE IT FINALLY RESOLVED, that the Board authorizes the County Administrator to execute the agreements on behalf of the County, subject to approval by the County Attorney's Office as to form.

VOTE RESULTS:

Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

No: None

Absent: Jon Ulrich

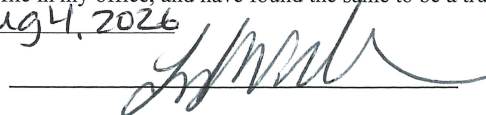
Abstain: None

State of Minnesota)

County of Scott)

I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on Aug 4, 2026 now on file in my office, and have found the same to be a true and correct copy thereof.

Witness my hand and official seal at Shakopee, Minnesota, on Aug 4, 2026



County Administrator



Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
6.6

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Physical Development/Zoning Administration

PRESENTER(S):

Greg Wagner x8360

PROJECT:

Sutton West Rezone

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:

NA

ACTION REQUESTED:

Adopt Resolution No. 2026-163; Approving the Rezone of 30.66 acres from Transition Reserve Cluster, TR-C, to Agricultural Preservation Density District, A -3 (Randy Kubes, Applicant and Joseph & Gloria Hentges, Property Owners)

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to adopt Resolution No. 2026-163; Approving the Rezone of 30.66 acres from Transition Reserve Cluster, TR-C, to Agricultural Preservation Density District, A -3 (Randy Kubes, Applicant and Joseph & Gloria Hentges, Property Owners).

Earlier this year, the applicants rezoned the subject property to TR-C in order to plat four single-family residential lots and one agricultural outlot (a plat titled Sutton West). Afterward, the applicants were made aware of an agreement with a cellular communications company that prevented them from filing the plat since the TR-C Zoning District does not allow wireless communication towers. After consultation with County staff and consistent with the 2040 Planned Land Use Map, it was determined that the applicants would be able to rezone 30.66 acres of the agricultural outlot to the A-3 zoning district, which would allow a wireless communications tower through a Conditional Use Permit (CUP).

The applicants then amended their Sutton West plat to create two outlots, one of which would remain TR-C to ensure the plat met land preservation requirements for the cluster rezoning, and a second outlot that could be utilized for a future wireless communications tower. Both outlots will remain in agricultural production and the possible future wireless communications tower will be reviewed separately under a future CUP application.

This action was recommended by the Scott County Planning Advisory Commission on July 13, 2026, in accordance with Chapter 2 of the Scott County Zoning Ordinance No. 3 based on the criteria listed in the resolution. The Sand Creek Town Board also recommended approval of the rezoning request on July 2, 2026.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:

ATTACHMENTS:

1. RBA Attachments_Hentges

Action

ACTION TAKEN:

APPROVED

MOTION/SECOND/VOTE:

BWB/TW/4 AYES/JU ABSENT

DEPUTY CLERK:

Michelle Hesse

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-163

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

RESOLUTION NO. 2026-163; APPROVING THE REZONE OF 30.66 ACRES FROM TRANSITION RESERVE CLUSTER, TR-C, TO AGRICULTURAL PRESERVATION DENSITY DISTRICT, A-3 (RANDY KUBES, APPLICANT AND JOSEPH & GLORIA HENTGES, PROPERTY OWNERS)

WHEREAS, Randy Kubes, applicant, and Joseph & Gloria Hentges, property owner, have made an application, PL#2026-038, to rezone 30.66 acres of property from Transition Reserve Cluster, TR-C to Agricultural Preservation Density District, A-3, (the "Rezone") in Section 26 of Sand Creek Township; and

WHEREAS, the property upon which the request is being made is legally described as:
Outlot B, Sutton West; and

WHEREAS, all required public notices regarding the public hearing for the Rezone were duly sent and posted and all persons appearing at the hearing or submitting written comments have been given an opportunity to be heard thereon; and

WHEREAS, the Planning Commission held a public hearing on the Rezone and recommended approval on July 13, 2026; and

WHEREAS, the Sand Creek Town Board recommended approval of the rezoning on July 2, 2026.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners in and for the County of Scott, Minnesota, has reviewed the Rezone on August 4, 2026, and find it meets all requirements of the Scott County Zoning Ordinance, as follows:

1. *The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official County Comprehensive Plan.*

The proposed rezoning conforms to the goals and policies contained in the 2040 Comprehensive Plan for agricultural land preservation in the Transition Area.

2. *The proposed use is or will be compatible with present and future area land uses.*

The existing use is for agricultural crop land and anticipated future addition of a wireless communications tower is compatible with existing and future land uses.

3. *The proposed use conforms to all performance standards contained in this Ordinance.*

The use of the property is not changing; the majority of the property will remain in agricultural production.

4. *The proposed use can be accommodated with existing and planned public services and will not overburden the County or Township's service capacity.*

The use is not changing and therefore will not adversely impact public service capacity for local service providers.

5. *Traffic generation by the proposed use is within capabilities of streets serving the property.*

The property will continue to be used for agricultural purposes and therefore will be limited to agricultural vehicle access to the property.

BE IT FINALLY RESOLVED that the Board of Commissioners in and for the County of Scott, Minnesota, hereby grants approval of the Rezone.

VOTE RESULTS:

Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

No: None

Absent: Jon Ulrich

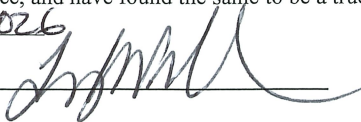
Abstain: None

State of Minnesota)

County of Scott)

I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on Aug 4, 2026 now on file in my office, and have found the same to be a true and correct copy thereof.

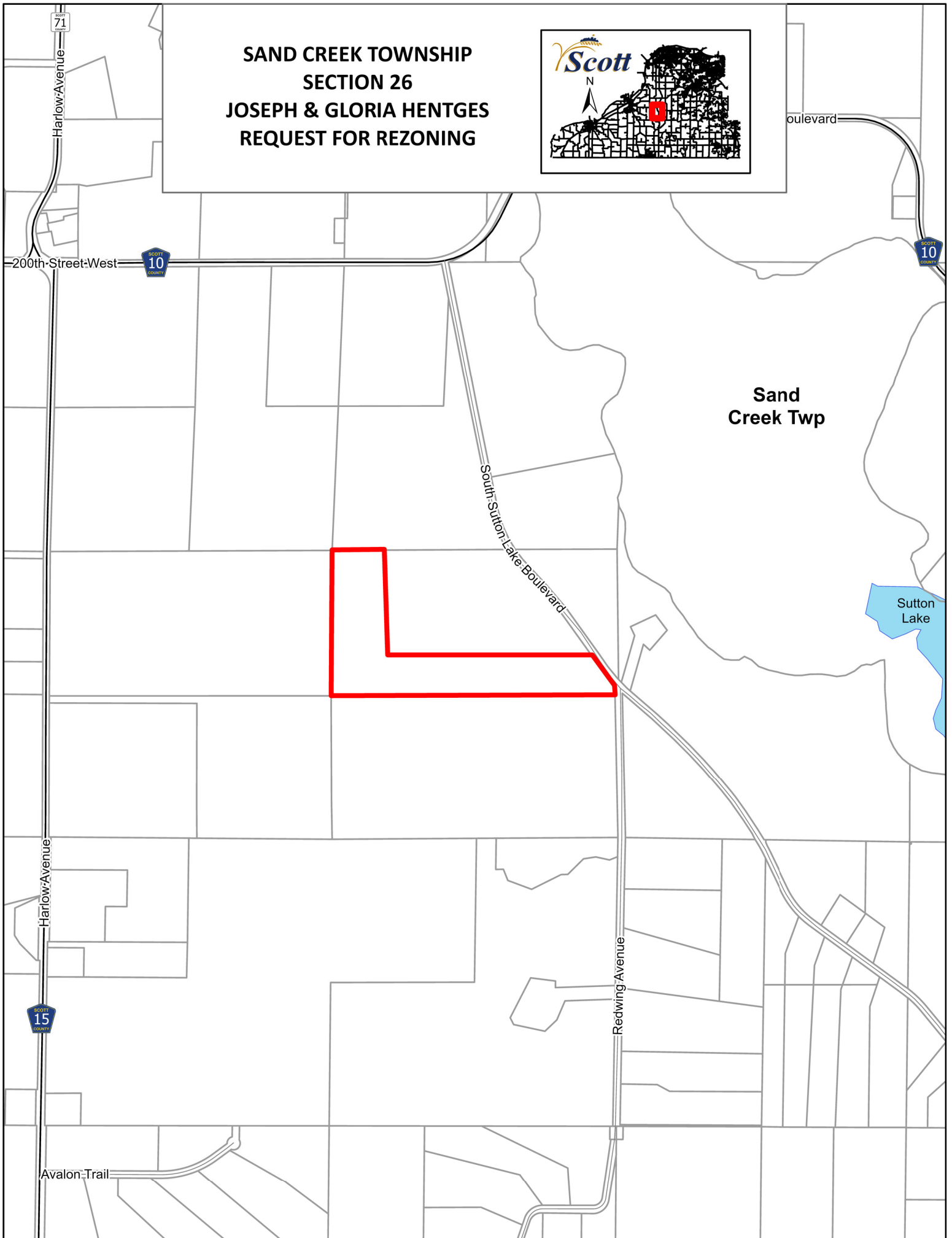
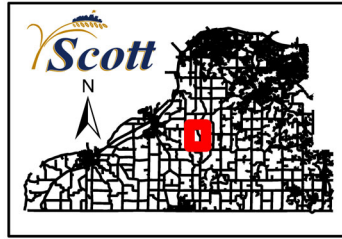
Witness my hand and official seal at Shakopee, Minnesota, on Aug 4, 2026



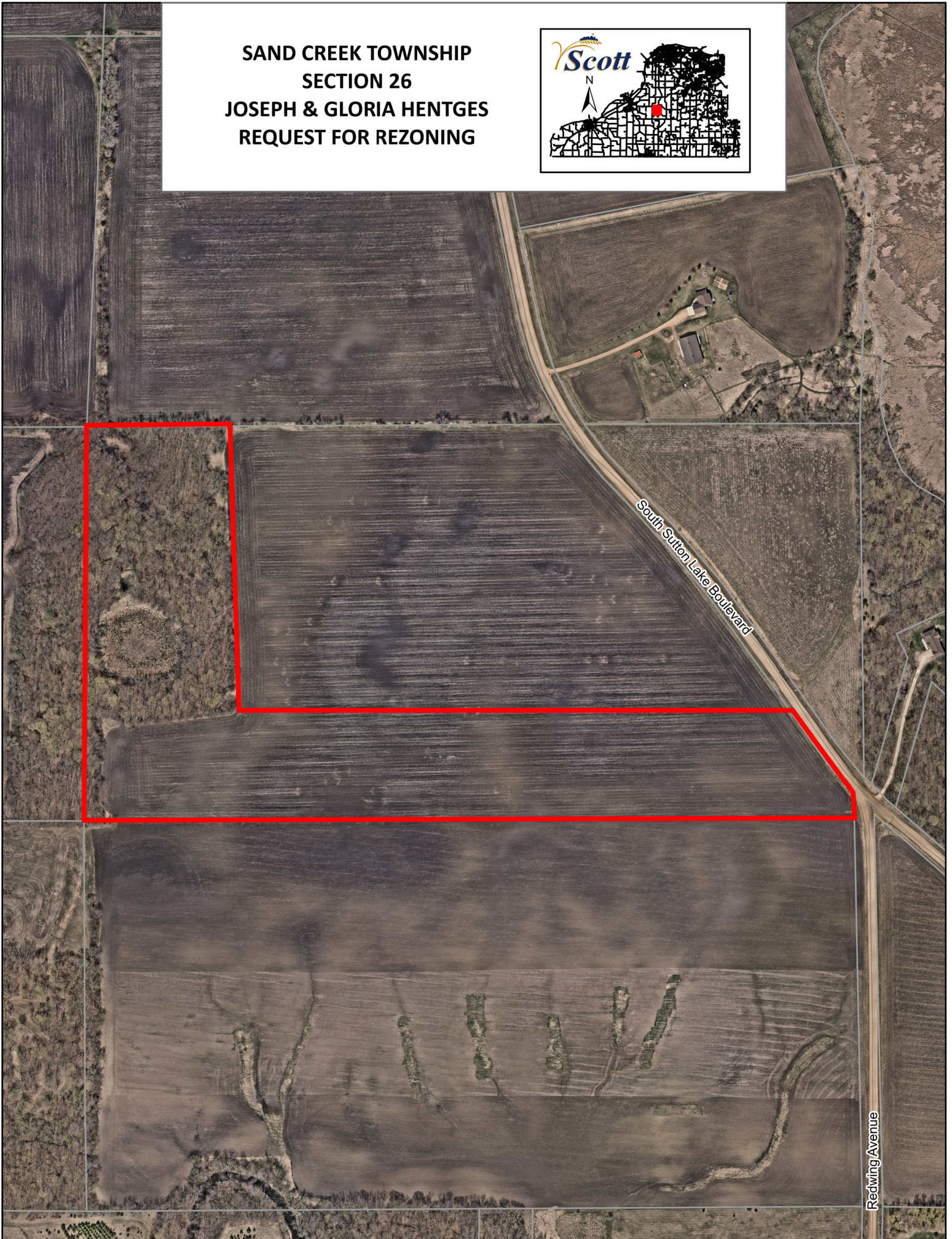
County Administrator

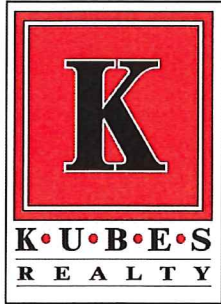
Administrator's Designee

**SAND CREEK TOWNSHIP
SECTION 26
JOSEPH & GLORIA HENTGES
REQUEST FOR REZONING**



**SAND CREEK TOWNSHIP
SECTION 26
JOSEPH & GLORIA HENTGES
REQUEST FOR REZONING**



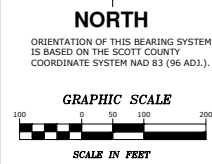


Proposed name Sutton West

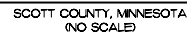
Due to a cell tower needing to go on the property west of the road, they have to rezone back 30.66 acres to A-3 (out lot B) the remaining area would stay TR-C (out lot A and Lot 1-4 Block 1).

A handwritten signature in blue ink, appearing to read 'Chris Kubes'.

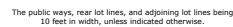
Chris Kubes

NEE 1/4
NEE 1/4
NEE 1/4

PART OF SEC. 26, TWP. 14, RNG. 23



Drainage and utility easements are shown as thus:



- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE No. 45356
- DENOTES SCOTT COUNTY CAST IRON MONUMENT
- DENOTES DELINEATED WET LAND

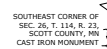
~of~ N 1/2 - SE 1/4, Sec.26, T.114, R.23, Sand Creek Twp. Scott Co., MN

Being 10 feet in width adjoining lot lines, unless indicated otherwise.

SCOTT COUNTY, MINNESOTA
(NO SCALE)

SCALE IN FEET

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT TO BE SET, MARKED # 45356/5705
- DENOTES SCOTT COUNTY IRON MONUMENT
- DENOTES STORM SEWER APRON
- DENOTES TELEPHONE PEDESTAL
- DENOTES DELICATELY SET (FOR KJOLHAUG ENVIRONMENTAL)
- DENOTES SEPTIC TREAT PITS. (BY OTHERS)
- DENOTES FENCE
- DENOTES LIDAR CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES BUILDING SETBACK LINE
- DENOTES WETLAND BUFFER
- DENOTES WETLAND BUFFER MONUMENT
- DENOTES GRAVEL SURFACE
- DENOTES HYDRIC SOILS PER SCOTT CO. GIS
- DENOTES ADJACENT PARTY OWNER INFORMATION
(PER SCOT / COUNTY TAX INFORMATION)
- DENOTES SCHEDULE B-I EXCEPTION NO.



KURT D. NELSON
Date: 9JAN26 License No. 45356

TOWNSHIP RECOMMENDATION FORM

On July 02nd 2026, the Town Board of Sand Creek Township discussed with

Chris Kubes, the request that based on the criteria for approval listed in the staff report, I recommend approval of the rezoning of 30.66 acres from TR-C, Transition Reserve Cluster District, to A-3, Agricultural Preservation Density District.

After reviewing the request, the Town Board:



RECOMMENDS APPROVAL

WITH THE FOLLOWING CONDITIONS: _____



RECOMMENDS DISAPPROVAL

FOR THE FOLLOWING REASONS: _____



HAS NO RECOMMENDATION, BUT WILL FORWARD THE REQUEST TO THE PLANNING COMMISSION OR BOARD OF ADJUSTMENT.

SIGNED:

Maggie Sellertine Clerk

Brian Hunter Supervisor

Lee J. Hes Supervisor

Supervisor



Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
6.7

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Physical Development/Zoning Administration

PRESENTER(S):

Nathan Hall x8892

PROJECT:

Nagel Airport CUP

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:

NA

ACTION REQUESTED:

Adopt Resolution No. 2026-165; Approving the Conditional Use Permit to Establish a Private Airport (Wayne C. Nagel, Applicant, and Wayne C. Nagel Revocable Trust and Gerald H. Nagel Trust, Property Owners)

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner

Communication: We will always be clear about what we're doing and why we're doing it

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to adopt Resolution No. 2026-165; Approving the Conditional Use Permit to Establish a Private Airport (Wayne C. Nagel, Applicant, and Wayne C. Nagel Revocable Trust and Gerald H. Nagel Trust, Property Owners).

The applicant is requesting a Conditional Use Permit to operate a private airport. The turf runway will be located on a 40-acre parcel located in Section 23 of Blakeley Township. There were private runways located on this property and adjacent properties for a number of decades, but were removed more than eight years ago. The taxiway and hangar are located on an adjacent 40-acre parcel. The runway will span the length of the entire half section at approximately 2,644 feet long (less 33 feet of roadway easement) and will be 120 feet wide. The hangar was built many years ago and is located approximately 400 feet south of the proposed runway.

Notices of the public hearing on July 13, 2026, were sent to landowners within a quarter mile of the subject properties as required by Minnesota State Statute. In addition, notices were also sent to property owners within the proposed approach zones that extend east and west of the runway. In total, twenty-three public hearing notices were mailed to nearby landowners. No opposition to the proposed airport was received at the July public hearing. The Commission received one letter of support from a neighboring property owner.

This action was recommended by the Scott County Planning Advisory Commission on July 13, 2026, in accordance with Chapter 2 of the Scott County Zoning Ordinance No. 3 based on the criteria and conditions listed in the resolution. The Blakeley Town Board recommended approval on April 7, 2026.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:

ATTACHMENTS:

1. Nagel Attachments

Action

ACTION TAKEN:

APPROVED

MOTION/SECOND/VOTE:

BWB/TW/4 AYES/JU ABSENT

DEPUTY CLERK:

Michelle Hesse

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-165

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

RESOLUTION NO. 2026-165; APPROVING THE CONDITIONAL USE PERMIT TO ESTABLISH A PRIVATE AIRPORT (WAYNE C. NAGEL, APPLICANT, AND WAYNE C. NAGEL REVOCABLE TRUST AND GERALD H. NAGEL TRUST, PROPERTY OWNERS)

WHEREAS, Wayne C. Nagel, applicant, and Wayne C. Nagel Revocable Trust and Gerald H. Nagel Trust, property owners, have made application, PL#2026-039, for a conditional use permit to allow operation of a private airport, on property located at 25426 German Rd. Belle Plaine, MN; and

WHEREAS, the property upon which the request is being made is legally described as:
S 1/2 of the NW 1/4, Section 23, T113, R25; and

WHEREAS, the subject property is zoned Agricultural Preservation District and the Scott County Zoning Ordinance requires a conditional use permit to establish and operate a private airport in this district; and

WHEREAS, all required public notices regarding the public hearing for the proposed conditional use were duly sent and posted and all persons appearing at the hearing or submitting written comments have been given an opportunity to be heard thereon; and

WHEREAS, the Blakeley Town Board recommended approval of the conditional use permit on April 7, 2026; and

WHEREAS, the Planning Commission held a public hearing on the proposed conditional use and recommended approval on July 13, 2026.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners in and for the County of Scott, Minnesota, has reviewed the conditional use permit on August 4, 2026, and finds it meets all requirements of the Scott County Zoning Ordinance, as follows:

1. The use will not create an excessive burden on public facilities and utilities which serve or are proposed to serve the area.

The proposed use will not create an excessive burden on existing or proposed public facilities serving the surrounding area.

2. The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.

The proposed use is separated by a sufficient distance from adjacent agricultural and residential land uses. The draft conditions include language limiting the airport use to immediate family, meeting MPCA noise standards, and requiring to be licensed by MnDOT as a private airport.

3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.

The airplane hangar already exists on the property. The structure is similar to other personal storage and agricultural buildings in the area.

4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

The use is consistent with the intent and standards identified in the A-1 Zoning District.

5. The use is not in conflict with the Comprehensive Plan of Scott County.

The proposed airport is in the same area of a previous private airport that is identified in the 2040 Comprehensive Plan.

6. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking.

The private use of the airport will generate minimal additional traffic between the applicant's home and airplane

hangar.

7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.

The proposed airport will not require additional water supply or sewage treatment. The hangar has already been constructed, and the runway will be built in an existing field with minimal grading.

8. All buildings/structures must meet the intent of the State Building Code and/or Fire Codes.

The airplane hangar has already been purpose built and is not being modified.

BE IT FINALLY RESOLVED that the Board of Commissioners in and for the County of Scott, Minnesota, hereby grants approval of the conditional use permit for Wayne C. Nagel, conditional upon the following:

1. The applicant is to file with the Scott County Planning Office in January of each year a letter stating that they are in compliance with the conditions of the Conditional Use Permit as issued.

2. This Conditional Use Permit shall be annually reviewed by the Township at a time and in a manner as prescribed by the Blakeley Township Board.

3. The applicant shall pay an annual inspection fee for the CUP, if and when the County adopts an inspection fee ordinance.

4. This Conditional Use Permit is issued for the specific use of the subject property for a private airport in compliance with the plans, narratives and information submitted by the applicant. Any changes to the CUP shall be reviewed by the County and any expansion of the use shall require the Conditional Use Permit to be amended.

5. If the property is sold, the new owner shall contact the Scott County Planning Department to review the conditions of the CUP and officially transfer the permit. If a new property owner does not utilize the private airport within one (1) year of the date of sale, this CUP shall expire.

6. The airport shall be limited to 3 small planes for private use by the applicant and their immediate family only. No other planes shall use the airport.

7. The airport can only be used during daylight hours. Daylight hours for this permit shall consist of ½ hour before sunrise and one ½ hour after sunset. If in the future, lights are installed on the runway, the hours may be extended. Prior to the installation of lighting, the County and Township will review the lighting plan to determine if the permit needs to be reopened.

8. The airport use shall comply with all MPCA noise standards. If the County receives multiple valid complaints regarding noise within a calendar year, the applicant at his expense shall have a noise consultant provide a report to the County showing MPCA standards are being met. If exceedances are occurring, the noise consultant shall provide mitigation measures to resolve the exceedance.

9. Prior to operation of the airport the applicant shall receive MnDOT approval and a license to operate. A copy of the license shall be provided to the County.

10. The applicant shall follow all FAA requirements for a private airport. In addition, to limit the impact on residences, the applicant shall follow FAA recommended approach/departure paths to limit overflight of neighboring homes to the extent feasible.

11. The applicant shall schedule inspections and, if necessary, obtain a Hazardous Waste License as required from Scott County Environmental Services Department.

VOTE RESULTS:

Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

No: None

Absent: Jon Ulrich

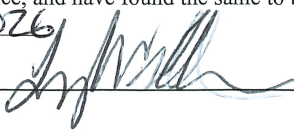
Abstain: None

State of Minnesota)

County of Scott)

I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on Aug 4, 2026 now on file in my office, and have found the same to be a true and correct copy thereof.

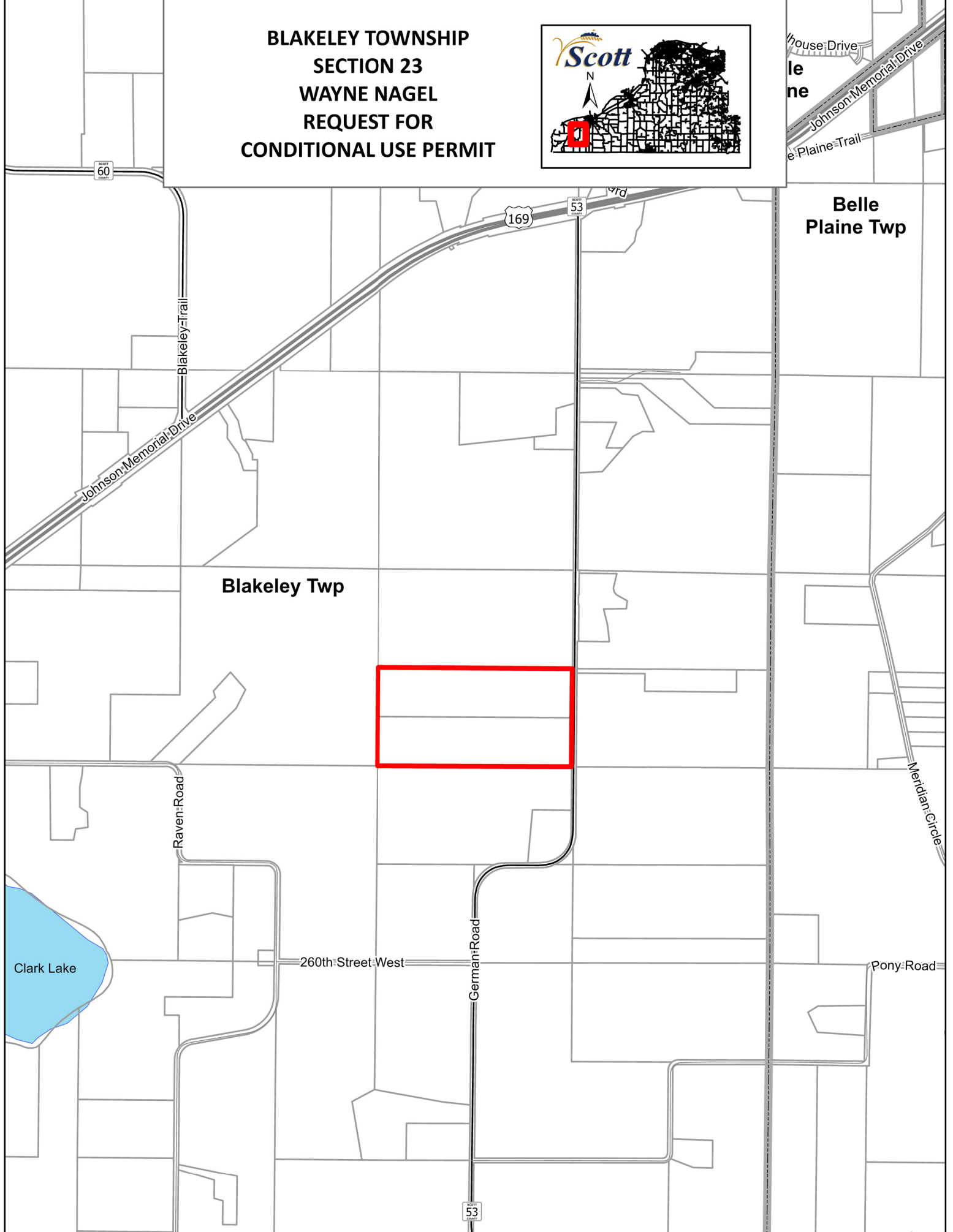
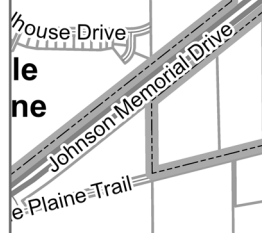
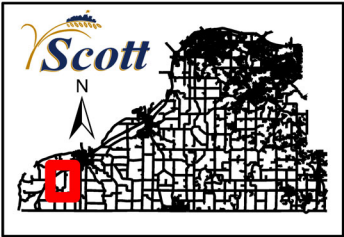
Witness my hand and official seal at Shakopee, Minnesota, on Aug 4, 2026



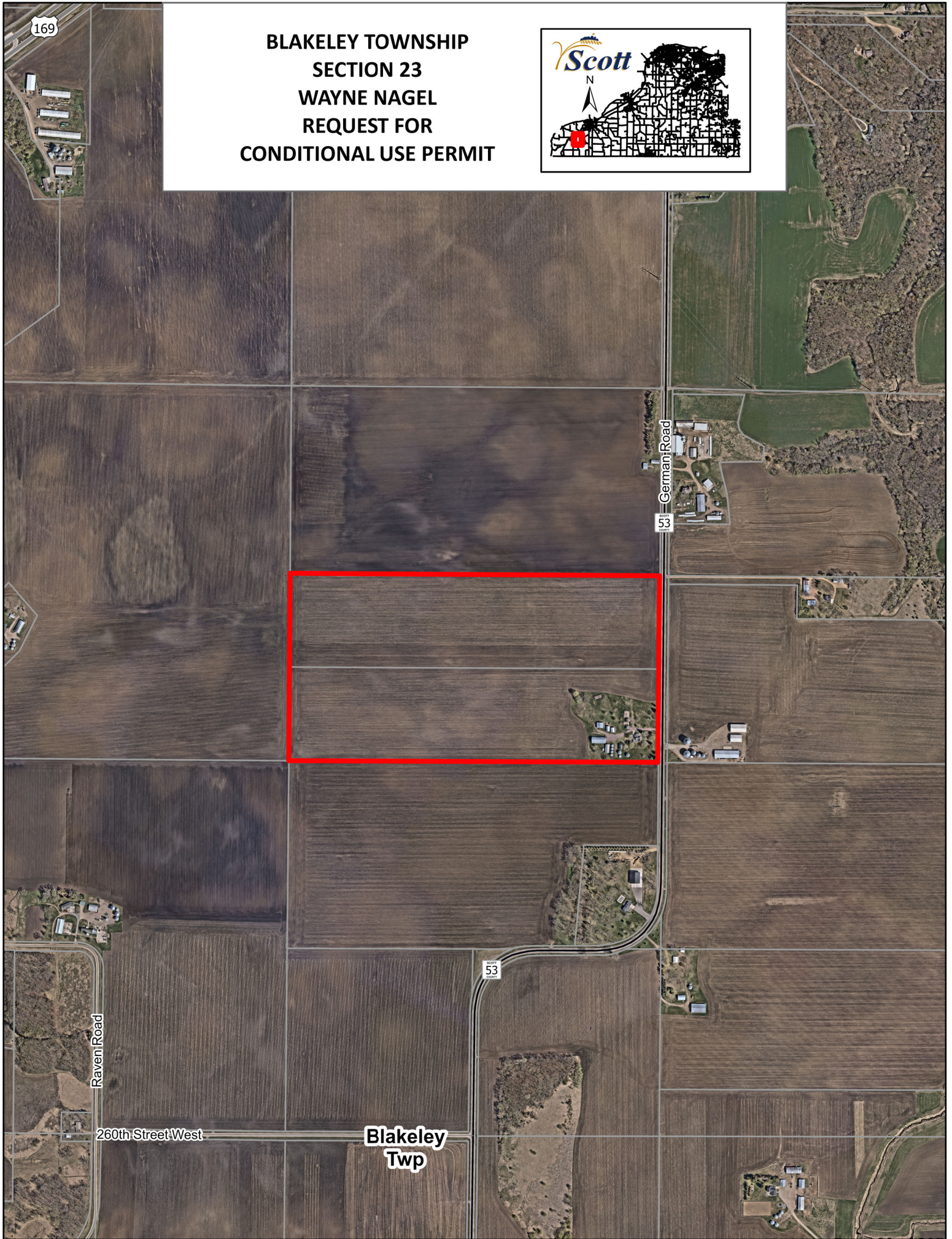
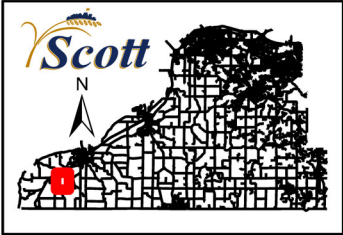
County Administrator

Administrator's Designee

**BLAKELEY TOWNSHIP
SECTION 23
WAYNE NAGEL
REQUEST FOR
CONDITIONAL USE PERMIT**



**BLAKELEY TOWNSHIP
SECTION 23
WAYNE NAGEL
REQUEST FOR
CONDITIONAL USE PERMIT**



Description of Request

I am requesting a conditional use permit to re-establish the runway for use of single engine airplanes on our land. I recently purchased the north 40 acres of the home farm from my Uncle Gerald Nagel, in the future I will be acquiring the south 40 as well. The runway will be turf and will measure 120 feet wide by approximately 2650 feet long. This runway will be inspected by MNDOT and be registered with the FAA. The old FAA identifier for the airport was 37MN. This identifier has since been reused, and I will be applying for a new one. This runway will be for private use only and will be used by myself and my two sons. To complete the construction of the runway one tile intake needs to be relocated. I have spoken to many of my neighbors, and I expect no one to contest the runway. The runway will be used infrequently and very little or not at all in the winter months. My sons and I will comply with all FAA regulations in regard to safe practices of operating an airplane on a short turf runway. This runway will be used only during good weather conditions.

Scott County



Proposed Runway

Scott
Date: 5/27/2026

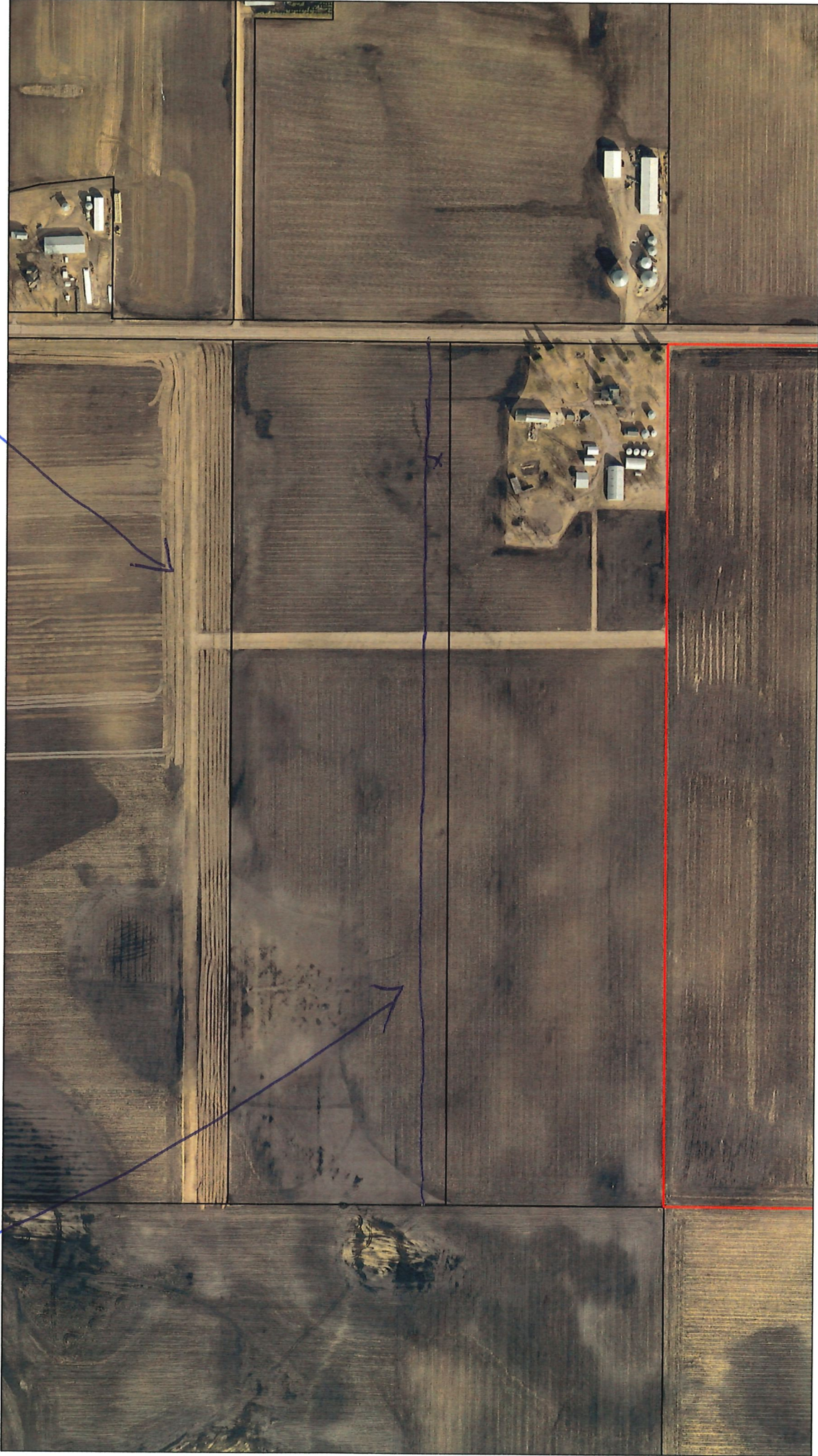
1:4,514
0 100 200

This data is for informational purposes only. It is not intended to be used for legal or financial purposes. The data is provided as is, without warranty, and the user assumes all responsibility for its use. Scott County is not responsible for any errors or omissions.

Neel Farm

Old Farm

Scott County

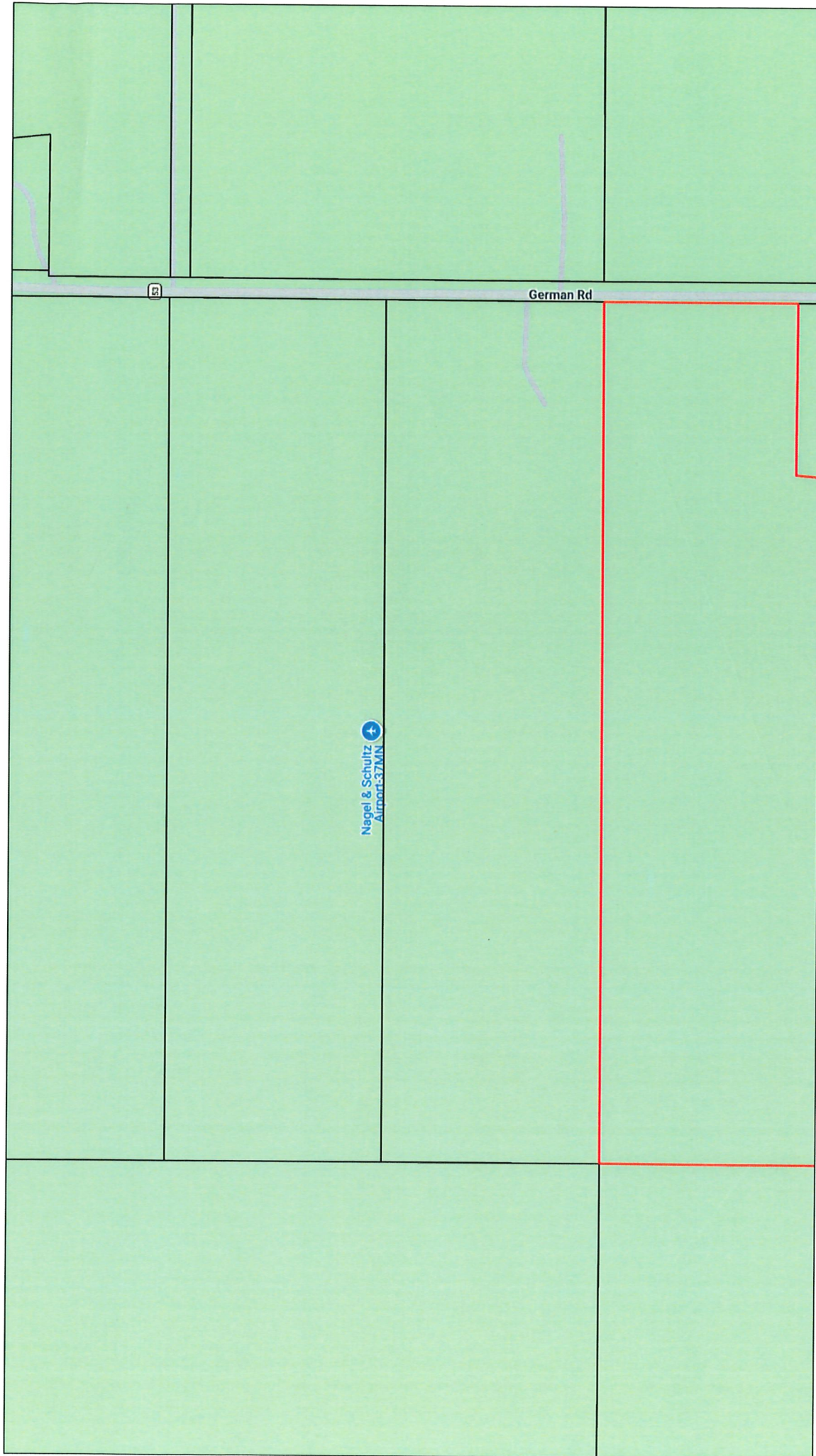


This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and is provided for reference purposes only. Scott County is not responsible for any misuse.

 **Scott**
Date: 5/27/2026

1:4,514
0 65 130 260 390 520 feet

Scott County



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, maps, and other sources affecting the area shown, and is to be used for reference purposes only. Scott County is not responsible for any misuse.

 Date: 5/27/2026

1:4,514

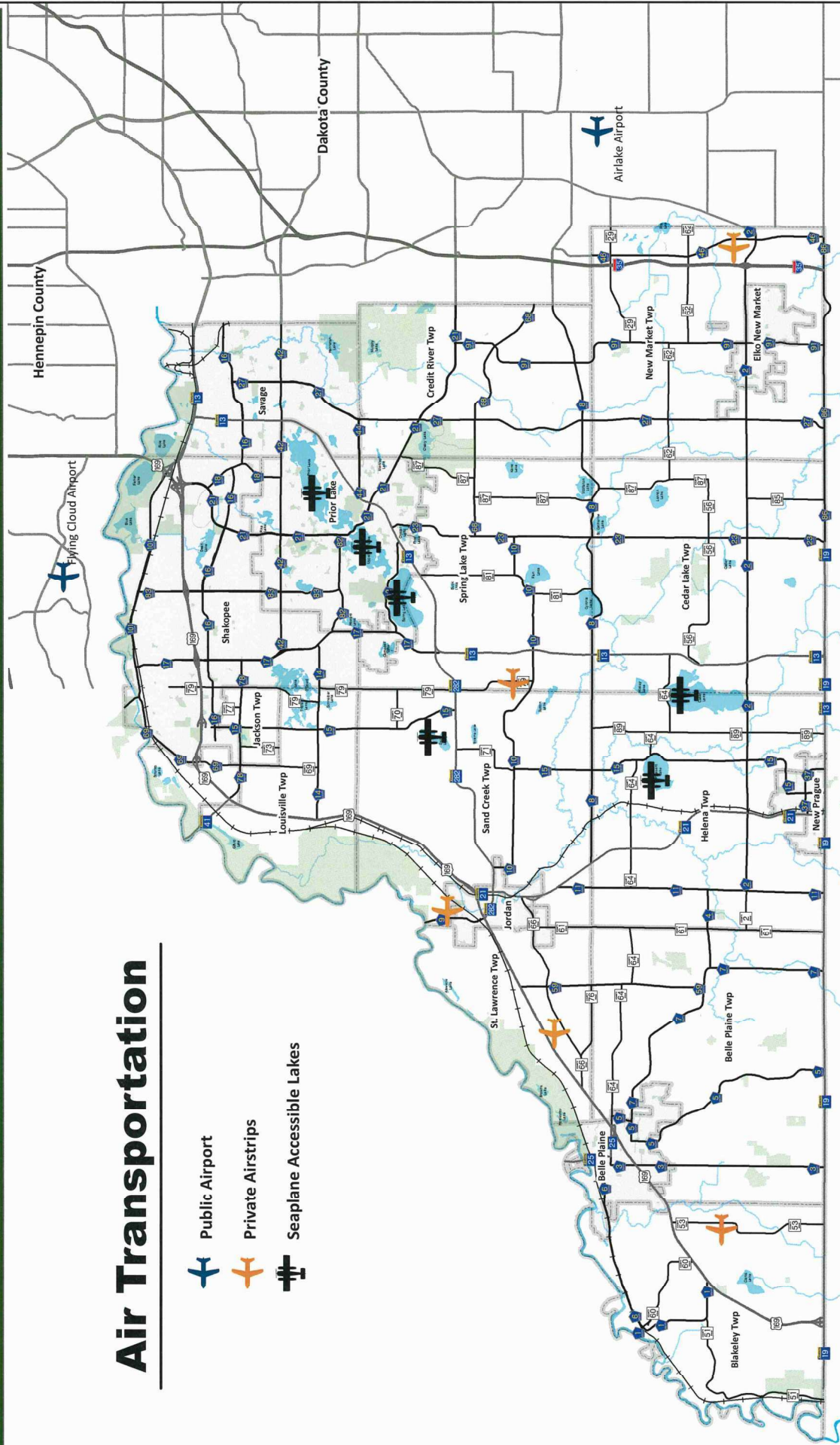


Scott County 2040 Comprehensive Plan



Air Transportation

-  Public Airport
-  Private Airstrips
-  Seaplane Accessible Lakes



Aeronautics and Aviation

[Home](#) [Aviation A-Z](#) [Airports](#) [Pilots](#) [Drones](#) [Education](#) [Events](#) [Publications](#) [Licenses/Registrations/Forms](#) [Contacts](#)

Planning and zoning of private airports

In accordance with Minnesota Rules, every airport is obligated to maintain unobstructed approaches to its runways. Airports must not pose undue hazards to adjacent properties, occupants, or jeopardize existing surface transportation, power, and communication transmission lines. Public airports in Minnesota are mandated to establish zoning to safeguard the airspace surrounding the airport, a prerequisite for receiving funding. This zoning serves as a protective barrier, preventing neighboring property owners from erecting structures such as towers that could compromise the functionality of runways funded by public investments. Zoning decisions are made at the local level.

Private airports lacking zoning protection are vulnerable to developments on neighboring properties that could render the airport ineffective. To safeguard the airport's viability, we recommend engaging with the local zoning administrator to explore potential protective measures. Options include acquiring adjoining properties outright or obtaining easements over the adjacent land.

The introduction of wind turbines, towers, or the establishment of another airport in close proximity to a private airport may lead to airspace conflicts. Proper protocol involves filing a Notice of Landing Area Proposal (FAA Form 7480) ensures the airport's inclusion in the federal airport database. Companies involved in building structures like wind turbines often consult this database to assess the presence of airports in their intended construction areas. The FAA relies on this database to evaluate existing uses when reviewing other landing area proposals. It is imperative for all airports to complete the federal process before obtaining an official license.

<https://www.dot.state.mn.us/aero/operations/planning-zoning-private-airports.htm>

BLAKELEY TOWNSHIP RECOMMENDATION

(In place of Building Permit Application)

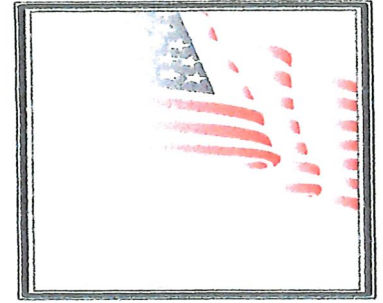
REQUEST FOR APPROVAL

Applicant: Wayne Nagel

PID: 0292 30051

Date: 4-07-26

Affected Address: German Rd



Request: Approve Interim Use Permit / conditional use permit for private plane landing strip.

After reviewing the request, the Township Board made the following recommendation:

☒ Recommends approval of the request as presented

☐ Recommends approval of the request with the following conditions:

☐ Recommends disapproval of the request for the following reasons:

Affirmation of Board Action (Supervisors)

	In Favor	Opposed	Abstained	Absent
Chairman Brian Schmidt	☐	☐	☐	☐
Supervisor Robert Wagner	☐	☐	☐	☐
Supervisor Dale Meierbachtol	☐	☐	☐	☐

I hereby contest that the information above is an accurate account of the actions taken by the Blakeley Township Board.

Brent Koepp
Clerk-Brent Koepp

4-07-26
Date

Brian Schmidt
Chairman-Brian Schmidt

4/7/2026
Date

(Form Rev 4-05-23)



Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
6.8

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Physical Development/Zoning Administration

PRESENTER(S):

Marty Schmitz x8349

PROJECT:

Lydia Prime Central Development Rezone & Preliminary Plat

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:

NA

ACTION REQUESTED:

Adopt Resolution No. 2026-166; Approving the Rezone of 79.05 Acres from Transition Reserve to Rural Business Reserve, a Preliminary and Final Plat of Lydia Prime Central Development (Douglas Schieffer, Applicant & Douglas & Kelli Schieffer, Property Owners), and a Three-Way Development Agreement

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to adopt Resolution No. 2026-166; Approving the Rezone of 79.05 Acres from Transition Reserve to Rural Business Reserve, a Preliminary and Final Plat of Lydia Prime Central Development (Douglas Schieffer, Applicant & Douglas & Kelli Schieffer, Property Owners), and a Three-Way Development Agreement.

The subject properties are part of a 2040 Comprehensive Plan Amendment request submitted in 2025 by the Spring Lake Town Board to re-guide ten properties at the intersection of State Highway 13 and County Road 10 from Transition Area to Rural Business Reserve. The Rural Business Reserve land use designation and zoning district allows a combination of commercial and light industrial uses. Future lot owners in this industrial plat will need to obtain the necessary conditional, interim or administrative land use permits prior to development of the individual lots.

The plat proposes 15 rural business lots ranging from 2.50 acres to 11.83 acres. A new township road will be constructed to serve the lots within the development. The new township road (called Titan Blvd) will end in a temporary cul-de-sac. This road will be extended to the south when development occurs on the parcel to the south and east of this plat. Titan Blvd will be constructed to Spring Lake Township road standards. As part of the plat, the developer is required to construct a right-turn lane for eastbound traffic on County Road 10 (205th Street East).

The developer has provided project civil engineering plans to address stormwater management and construction requirements. The County Water Resources Engineer and Township Engineer have both approved the proposed infrastructure improvements, and the County will require a separate permit for turn lane improvements. Septic sites have been identified and approved for all proposed lots. Individual site design and development standards will be reviewed at the time of application for future business land use permits, which will include site-specific grading, landscaping, screening, and building standards. Permits for building construction and septic systems will be reviewed separately.

Ninety (90) hearing notices were sent to adjacent landowners within 1/2 mile of the site for the Rezoning and Preliminary Plat public hearing on June 8, 2026. There were no public comments at the hearing.

This action was recommended by the Scott County Planning Advisory Commission on June 8, 2026, in accordance with Chapter 2 of the Scott County Zoning Ordinance No. 3 based on the criteria and conditions listed in the resolution.

BUDGET AMENDMENT: No
FUNDING DESCRIPTION:
ATTACHMENTS: 1. Lydia Development RBA Attachments

Action

ACTION TAKEN: APPROVED	MOTION/SECOND/VOTE: BWB/TW/4 AYES/JU ABSENT	DEPUTY CLERK: <i>Michelle Hesse</i>
----------------------------------	---	---

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-166

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

RESOLUTION NO. 2026-166; APPROVING THE REZONE OF 79.05 ACRES FROM TRANSITION RESERVE TO RURAL BUSINESS RESERVE AND PRELIMINARY, A FINAL PLAT OF LYDIA PRIME CENTRAL DEVELOPMENT (DOUGLAS SCHIEFFER, APPLICANT & DOUGLAS & KELLI SCHIEFFER, PROPERTY OWNERS), AND A THREE-WAY DEVELOPMENT AGREEMENT

WHEREAS, Douglas Schieffer, applicant, and Douglas & Kelli Schieffer, property owners, have made application, PL#2025-094, to rezone 79.05 acres of property PID#s 110600010, 110600020, 110600030, 110600040, 110600050, 110600060, and 110600070 from Transition Reserve to Rural Business Reserve (the "Rezone") and for Preliminary and Final Plat of Lydia Prime Central Development in Section 29 of Spring Lake Township; and

WHEREAS, the property upon which the request is being made is legally described as:
That part of Tracts A, B, C, D, E, F, and G, Registered Land Survey No. 133, according to the recorded plat thereof, Scott County, Minnesota.

;and

WHEREAS, all required public notices regarding the public hearing for the Rezone and Preliminary Plat were duly sent and posted and all persons appearing at the hearing or submitting written comments have been given an opportunity to be heard thereon; and

WHEREAS, the Spring Lake Town Board recommended approval of the Rezone and Preliminary and Final Plat on June 11, 2026; and

WHEREAS, the Planning Commission held a public hearing on the Rezone and Preliminary Plat of Lydia Prime Central Development and recommended approval on June 8, 2026.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners in and for the County of Scott, Minnesota, has reviewed the rezone and preliminary and final plat of Lydia Prime Central Development and Three-Way Development Agreement on August 4, 2026, and finds they meet all requirements of the Scott County Zoning and Subdivision Ordinances, as follows:

Criteria for Rezoning Approval:

1. *The proposed action has been considered in relation to the specific policies and provisions of and have been found to be consistent with the official County Comprehensive Plan.*

The proposed rezoning conforms to the goals and policies contained in the 2040 Comprehensive Plan for Rural Business Reserve land.

2. *The proposed use is or will be compatible with present and future land uses of the area.*

The proposed rural business use of the property is compatible with nearby properties and consistent with the 2040 Comprehensive Plan.

3. *The proposed use conforms to all performance standards contained in this Ordinance.*

The proposed lot sizes and dimensions conform to the performance standards for RBR zoned property.

4. *The proposed use can be accommodated with existing and planned public services and will not overburden the County or Township's service capacity.*

The uses of the RBR properties will not adversely impact public service capacity for local service providers. To support the proposed RBR Development, the developer is proposing to construct a paved township street, Titan Blvd from County Road 10 through the parcel to serve the proposed lots. A right turn lane is proposed to be constructed on County Road 10 at Titan Blvd. All access will be taken from Titan Blvd, no access will be

permitted from State Highway 13 or County Road 10. Titan Blvd will be constructed to township road standards.

5. *Traffic generation by the proposed use is within capabilities of streets serving the property.*

The property has access to County Road 10, where improvements are proposed to increase the capabilities of the street. To support the proposed RBR Development, the developer is proposing to construct a paved township street, Titan Blvd, from County Road 10 through the parcel to serve the proposed lots. A right turn lane is proposed to be constructed on County Road 10 at Titan Blvd. All access will be taken from Titan Blvd, no access will be permitted from State Highway 13 or County Road 10. Titan Blvd will be constructed to township road standards.

Criteria for Plat Approval:

1. *Adequate Drainage* – the proposed plat will meet all stormwater drainage requirements as identified in Chapter 6 of the zoning ordinance prior to County Board consideration.

2. *Adequate Potable Water Supply* – the proposed plat, utilizing individual wells, meets the requirements of the zoning and subdivision ordinances.

3. *Adequate Roads or Highways to Serve the Subdivision* – To support the proposed RBR Development, the developer is proposing to construct a paved township street, Titan Blvd from County Road 10 through the parcel to serve the proposed lots. A right turn lane is proposed to be constructed on County Road 10 at Titan Blvd. All access will be taken from Titan Blvd, no access will be permitted from State Highway 13 or County Road 10. Titan Blvd will be constructed to township road standards.

4. *Adequate Waste Disposal Systems* – Prior to approval by the County Board all proposed lots will meet all requirements of the individual sewage treatment system ordinance.

5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for development in the Rural Business Reserve area.

6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers.

7. *Consistency with the Minnesota Environmental Quality Board's Policies* — the proposal does not require any environmental review and is therefore consistent with the policies of the Minnesota Environmental Quality Board.

8. *Consistency with Capital Improvement Plans* – the proposed plat does not require any county-funded road improvements; therefore, it is consistent with the County's capital improvement plan.

BE IT FURTHER RESOLVED that the Board of Commissioners in and for the County of Scott, Minnesota, hereby grants approval of the Rezone of 79.05 acres from Transition Reserve to Rural Business Reserve.

BE IT FURTHER RESOLVED that the Board of Commissioners in and for the County of Scott, Minnesota, hereby grants approval of the Preliminary Plat of Lydia Prime Central Development.

BE IT FURTHER RESOLVED that the Board of Commissioners in and for the County of Scott, Minnesota, hereby grants approval of the Final Plat of Lydia Prime Central Development.

BE IT FINALLY RESOLVED that the Board of Commissioners in and for the County of Scott, Minnesota, hereby grants approval of the Three-Way Development Agreement.

VOTE RESULTS:

Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

No: None

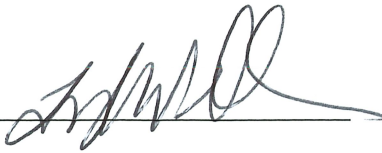
Absent: Jon Ulrich

Abstain: None

State of Minnesota)

County of Scott)

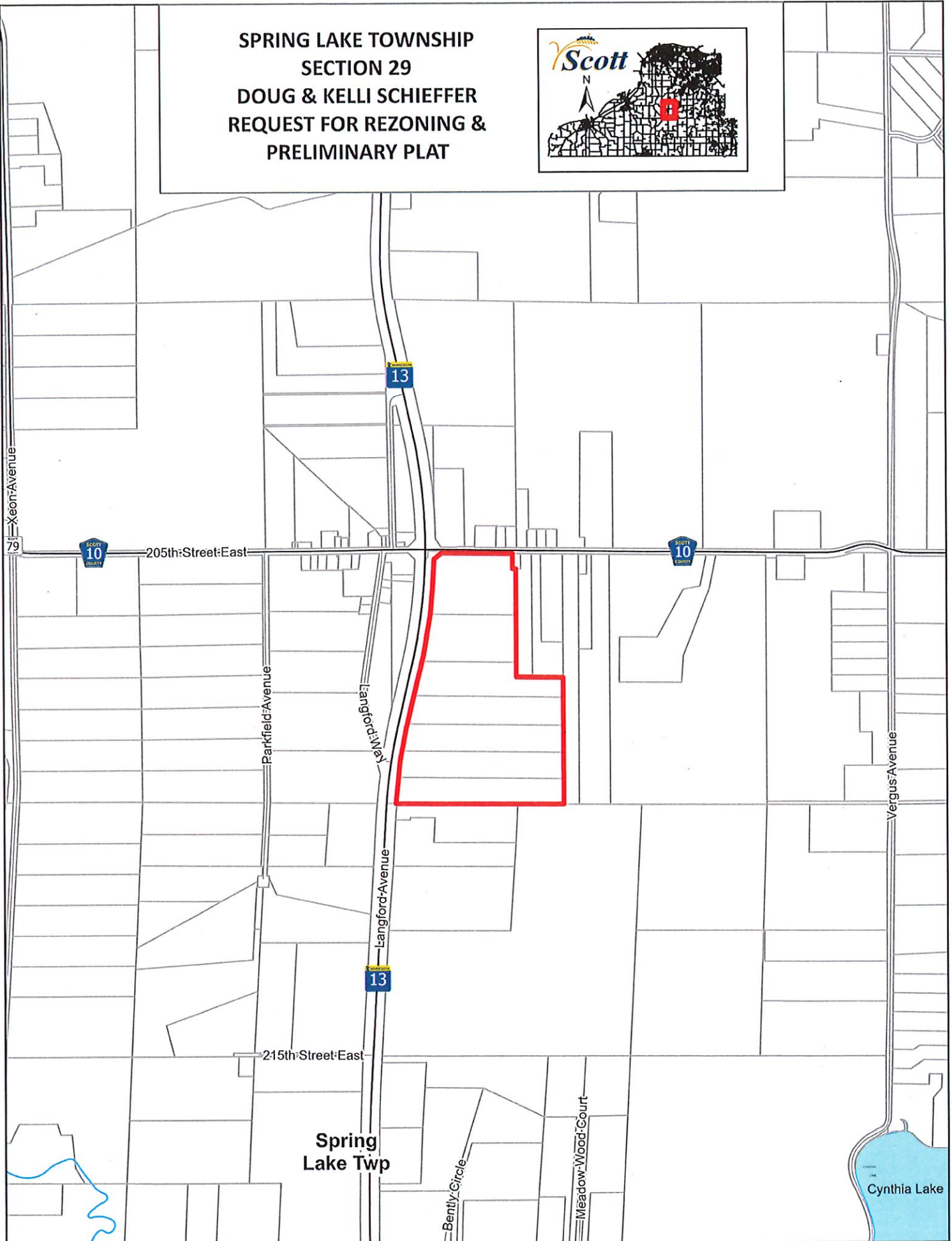
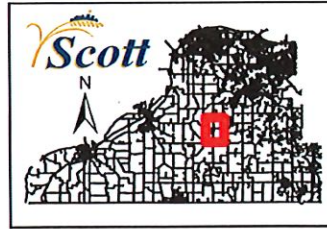
I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on _____ now on file in my office, and have found the same to be a true and correct copy thereof. Witness my hand and official seal at Shakopee, Minnesota, on _____.



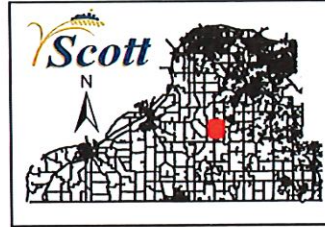
County Administrator

Administrator's Designee

**SPRING LAKE TOWNSHIP
SECTION 29
DOUG & KELLI SCHIEFFER
REQUEST FOR REZONING &
PRELIMINARY PLAT**



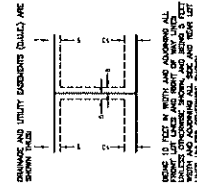
SPRING LAKE TOWNSHIP
SECTION 29
DOUG & KELLI SCHIEFFER
REQUEST FOR REZONING &
PRELIMINARY PLAT



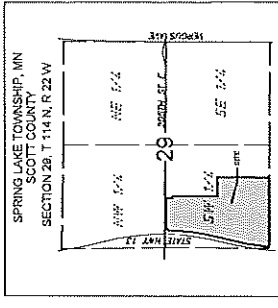
Jun 19, 2026 - E:\PROJECTS\SURVEY\SET-HW.DWG\51037 LYS (Registred Land Survey No. 133, LYS LONA)\CADD FILES\51037P02.cad

That part of Tracts A, B, C, D, E, F, and G, REGISTERED LAND SURVEY NO. 133, according to the recorded plat thereof, Scott County, Minnesota.

- PROWLUK FOUND
- 1/2" IRON PIPE MONUMENT SET W/
PLASTIC CAP - KILLS #43507
- WOOD FENCE
- CHAIN LINK FENCE
- BARRIER LINE
- SETBACK LINE
- WETLAND
- HYDRO SOILS
- FLOOD ZONE/ FLOOD FRINGE



Orientation of the bearing system is based on Scott County Coordinates, NAD 83, (2011 adjustment).



VICINITY MAP
NOT TO SCALE

ZONING: RURAL BUSINESS RESERVE DISTRICT

LOT AREA: A MINIMUM OF TWO AND ONE-HALF (2.5) ACRES.

IMPERVIOUS SURFACE LOT COVERAGE: NO MORE THAN 75% OF THE LOT.

LOT WIDTH: A MINIMUM OF TWO HUNDRED (200) FEET AT THE MINIMUM FRONT YARD SETBACK LINE AND EXTENDING TO THE LOCATION OF THE PRINCIPAL STRUCTURE.

FRONT YARD & BUILDING SETBACK: 150' FROM CENTERLINE OF COUNTY/STATE ROAD OR 100' FROM CENTERLINE OF LOCAL PUBLIC HIGHWAY IS GREATER; 100' FROM CENTERLINE OF LOCAL PUBLIC STREET OR 67' FROM LOCAL PUBLIC STREET RIGHT-OF-WAY, WHICHEVER IS GREATER.

SIDE YARD & BUILDING SETBACK: 25' OR, ON CORNERS, LOT SEE FRONT YARD SETBACK; 10' FROM EXISTING RURAL RESIDENTIAL OR RESIDENTIAL SUBURBAN, OR URBAN EXPANSION DISTRICT.

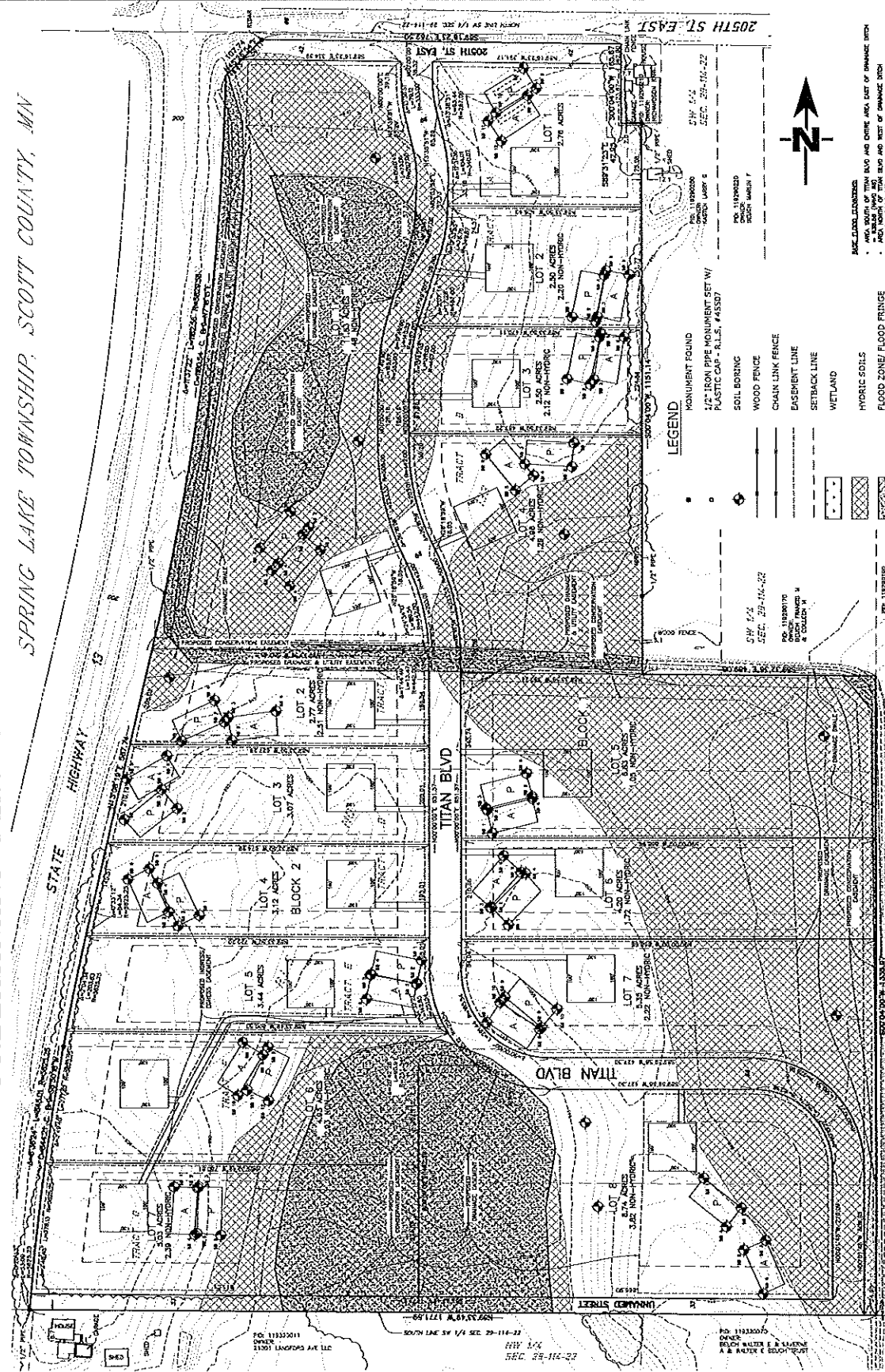
REAR YARD & BUILDING SETBACK: 30', 150' FROM AN EXISTING RURAL RESIDENTIAL, RESIDENTIAL SUBURBAN, OR URBAN EXPANSION DISTRICT.

TOTAL ACRES: 79.05
ROW ACRES: 7.04
LOT ACRES: 72.01

SURVEYOR:
Stonebrooke Engineering, Inc.
12279 Nicollet Ave. S.
Burnsville, MN 55337
Phone: 952-402-9202
Fax: 952-403-6803
www.stonebrookeengineering.com

1	8/22/2024	ASR	CHW	INSPECTED	DR. DESCRIPTION	PRELIMINARY PLAT LYDIA PRIME CENTRAL DEVELOPMENT SCOTT COUNTY, MINNESOTA
2	8/22/2024	ASR	CHW	INSPECTED	DR. DESCRIPTION	
3	8/22/2024	ASR	CHW	INSPECTED	DR. DESCRIPTION	
4	8/22/2024	ASR	CHW	INSPECTED	DR. DESCRIPTION	
5	8/22/2024	ASR	CHW	INSPECTED	DR. DESCRIPTION	

SPRING LAKE TOWNSHIP, SCOTT COUNTY, MN

[illegible]

LYDIA PRIME CENTRAL DEVELOPMENT

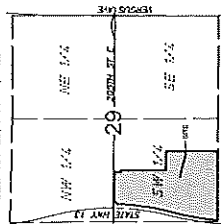
Notary Public, _____ County, MN.
My commission expires _____

Scott County Recorder

THIS PLAY PREPARED BY STONEBROOKE ENGINEERING, INC.

C.R. DOC. NO.

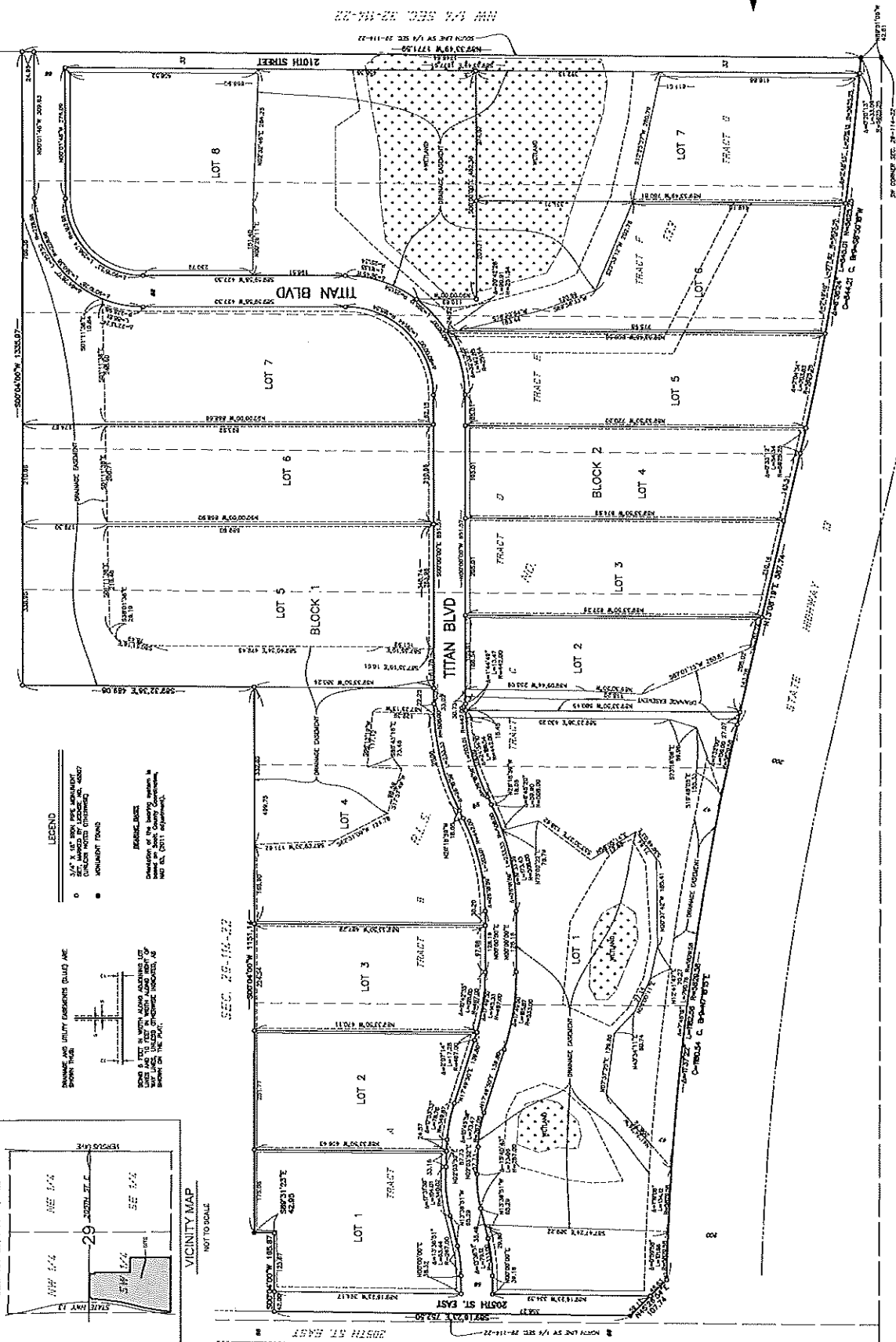
SPRING LAKE TOWNSHIP, MN
SCOTT COUNTY
SECTION 29, T 114 N, R 22 W



VICINITY MAP
NOT TO SCALE

3/4" X 1/8" IRON PIPE JOINTMENT
SEAL, MANUFACTURED BY LEONARD, INC., 4650
CHURCH STREET, CHICAGO, ILL. 60632
CHURCH STREET, CHICAGO, ILL. 60632

SEWERAGE AND UTILITY EXISTENCES (GULCH) ARE SHOWN THERE.



THIS PLAT PREPARED BY STONEBROOKE ENGINEERING, INC. SHEET 2 OF 2 SHEETS



TOWNSHIP RECOMMENDATION

REQUEST FOR SUPPORT

On June 11, 2026, the Town Board of Spring Lake met with ~~Tim Arvidson~~ Lydia Prime Central Engineer, to consider a request to approve a rezone from Transition Reserve to Rural Business Reserve and Preliminary Plat for 15 parcels at Cty 10/Cty 13.

PROJECT DESCRIPTION

After reviewing the Request, the Town Board made the following recommendation:

- ☐ Recommends approval of the request as presented
- ☒ Recommends approval of the request with the following conditions:
- ☐ Recommends disapproval of the request for the following reasons:

Developer to:

- Meet all County requirements.
- Enter into a Development Agreement with the County and Township.
- Provide additional information to the Township demonstrating the Proposed 100-YR HWL will not encroach into the roadway ROW.
- Install RCP for the culverts proposed at road stations 14+75 and 23+40 due to the depth of cover over the top of pipe in the plans.
- Add additional trees for screening along the East and North edge of lot 15.

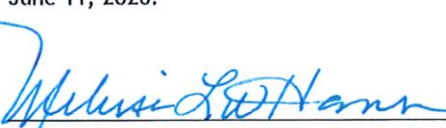
- ☐ Has no recommendation, but will forward the request to the Planning Commission or Board of Adjustment:

Affirmation of Board Action

	In favor	Opposed	Abstained	Absent
Jeff Miller	☒	☐	☐	☐
Lisa Quinn	☒	☐	☐	☐
Ted Kowalski	☐	☐	☐	X

Stipulations

I hereby attest that the information provided above is an accurate account of the actions taken by the Spring Lake Town Board on June 11, 2026.


Melissa Hanson, Town Clerk


Date



SCOTT COUNTY
Environmental Services

GOVERNMENT CENTER EAST • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952) 496-8177 • Email: EnvServices@co.scott.mn.us • Web: www.scottcountymn.gov

Memo

Date: July 21, 2026
To: Marty Schmitz, Zoning Administrator
From: Mary VonEschen, Environmental Services Department
Subject: Lydia Prime Central Development PL2025-094

The Scott County Environmental Services Department has completed our review of this project located at PID # 110600010, 11060020, 11060030, 11060040, 11060050, 11060060, and 11060070 in Spring Lake township (plans dated July 9th, 2026 for conformance with the regulations of the Scott County Subsurface Sewage Treatment System (SSTS) Ordinance #4 and Minn. Rules Chapter 7080. We find this application to be complete.

Please Note:

1. Lot 6 Block 2: The developer's agreement will need to include access for sewer or pump line to installed across the ingress/egress easement for lot 7.
2. No grading is allowed within 10' of any septic system.
3. All Septic Sites within 50' of grading or any construction activity must have site protection fencing installed prior to any grading or construction activity. This site protection fencing must stay in place until all grading and construction activities have been completed onsite.



TO: Planning and Zoning Department
FROM: Craig Jenson, Transportation Planner
DATE: July 10, 2026
SUBJECT: Lydia Prime

HIGHWAY DEPARTMENT

We have reviewed the plat as it relates to Highway Department issues and offer the following comments:

- ◆ The proposed access shall require a right turn lane to be constructed on CH 10 by the development per County design standards.
- ◆ The proposed access and turn lane shall require a County permit.
- ◆ No ponding, berming, signage or landscaping shall be permitted in the County right-of-way.

Please contact me if you have any questions or need additional information.



SCOTT COUNTY
Natural Resources Department

GOVERNMENT CENTER EAST • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952) 496-8475 • Fax (952) 496-8496 • Web www.co.scott.mn.us

Memo

Date: 7/22/2026
To: Marty Schmitz, Zoning Administrator
From: Megan Tasca, P.E., Natural Resources Department
Subject: PL2025-0094 Lydia Development

The Scott County Natural Resources Department has completed a review of project plans (sheets 1-30, dated 7/09/2026) and a Stormwater Management Plan (dated 7/09/2026) for conformance with the regulations of the Scott County Zoning Ordinance #3, Chapter 6 and 71 requirements. As submitted the plans and calculations appear to meet the requirements with the following comments.

1. Stormwater basin high water elevations within the street right-of-way will require permission from Spring Lake Township. Please provide confirmation of acceptance by the township prior to final approval of the RMP.
2. As this site is located within the PLSLWD please contact them for wetland conservation easements and buffer requirements. Please reach out to Troy Kuphal at the SWCD with any questions at 952-492-5411.

If any plans revisions are required to satisfy the above comments plans must be submitted for additional review and comments by Natural Resources.

Upon completion of the proposed stormwater improvements a certificate of compliance and as-built plans will be required in accordance with Chapter 6 requirement.

Please note the review of any woodland preservation, wetland issues, floodplain reviews, and/or review comments by the Township are not included.

If you have any questions or need clarification of these comments, please feel free to contact us at (952) 496-8881.

Cc: Nathan Hall, Planning

LYDIA PRIME CENTRAL DEVELOPMENT COMMERCIAL SITES

LYDIA, SPRING LAKE TOWNSHIPS, MINNESOTA

OWNER

LYDIA PRIME CENTRAL DEVELOPMENT
DOUG SCHIEFFER
DSCHIEFFER@NORTHLANDCM.COM
28458 WYLDWOOD DRIVE
WEBSTER, MN 55088
612.363.1933

DESIGN TEAM

CIVIL ENGINEER

STONEBROOKE ENGINEERING
TIM ARVIDSON
TARVIDSON@STONEBROOKEENGINEERING.COM
12279 NICOLLET AVE
BURNSVILLE, MN 55337
952.402.9202

SURVEYOR

STONEBROOKE ENGINEERING
AARON IMAGES
AARON@STONEBROOKEENGINEERING.COM
12279 NICOLLET AVE
BURNSVILLE, MN 55337
952.402.9202

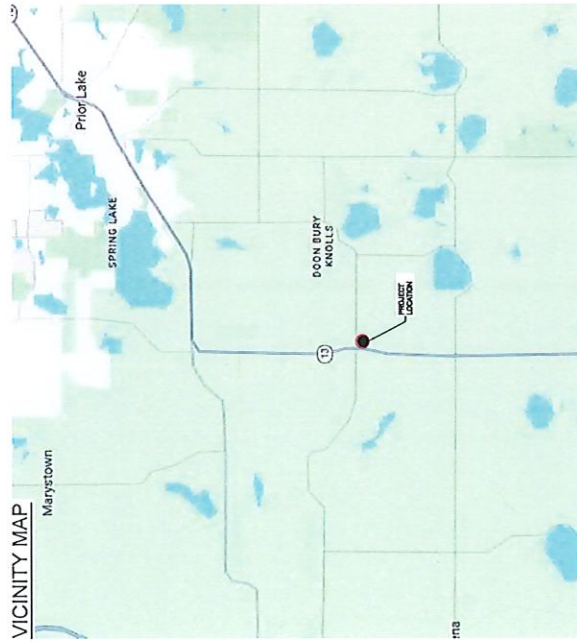
SHEET INDEX

CIVIL

1 TITLE SHEET
2 EXISTING CONDITIONS AND DEMOLITION PLAN
3-5 SITE PLAN AND DETAILS
6-13 SITE PLAN AND DETAILS
14-19 STORMWATER AND GRADING PLAN
20-26 STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

EXHIBITS

EX-1 EXISTING DRAINAGE CONDITIONS
EX-2 PROPOSED DRAINAGE CONDITIONS
EX-3 FLOODPLAIN MITIGATION EXHIBIT
EX-4 WETLAND AND DITCH BUFFER EXHIBIT



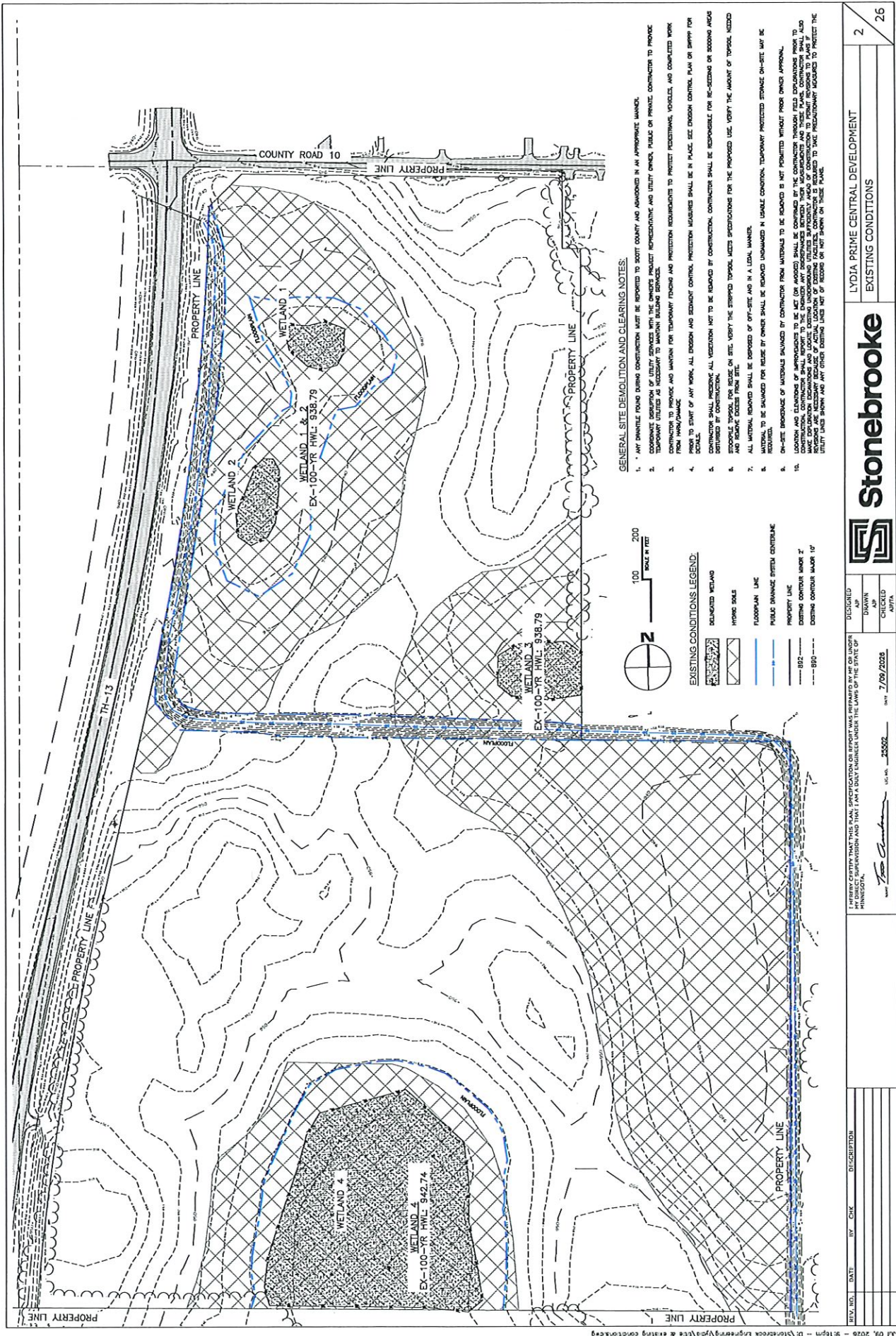
REV. NO.	DATE	BY	CHK	DESCRIPTION

DESIGNED AIP	DRAWN AIP	CHECKED AIP	APPROVED AIP

1. I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED UNDER THE LAWS OF THE STATE OF MINNESOTA.	DATE 7/09/2028	SCALE AS SHOWN

LYDIA PRIME CENTRAL DEVELOPMENT	1
TITLE SHEET	26





GENERAL SITE DEMOLITION AND CLEARING NOTES:

1. ANY DITCHES FOUND DURING CONSTRUCTION MUST BE REPORTED TO SORT COUNTY AND ADJUSTED IN AN APPROPRIATE MANNER.
2. EXISTING DEMOLITION OF EXISTING STRUCTURES WITH THE EXISTING PROJECT REPRESENTATIVE AND UTILITY OWNER, PUBLIC OR PRIVATE, CONTRACTOR TO PROVIDE TEMPORARY UTILITIES AS NECESSARY TO MAINTAIN BUILDING SERVICES.
3. CONTRACTOR TO PROVIDE AND MAINTAIN FOR TEMPORARY FENCING AND PROTECTION REQUIREMENTS TO PROTECT PEDESTRIANS, VEHICLES, AND COMPLETED WORK FROM HAND/PAVEMENT.
4. PRIOR TO START OF ANY WORK, ALL EXISTING AND DEMOLITION PROTECTION REQUIREMENTS SHALL BE IN PLACE. SEE EXISTING CONTROL PLAN OR SHIPP FOR DETAILS.
5. CONTRACTOR SHALL PROTECT ALL VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SOILING AREAS.
6. EXISTING SLOPES FOR AREAS ON SITE. VERIFY THE EXISTING SLOPES FOR THE PROPOSED USE. VERIFY THE AMOUNT OF TOPSOIL NEEDED AND REMOVE EXCESS FROM SITE.
7. ALL MATERIAL, REMOVED SHALL BE DEPOSITED AT OFF-SITE AND IN A LEGAL MANNER.
8. MATERIAL TO BE REMOVED FOR REUSE BY OWNER SHALL BE REMOVED UNCHANGED IN USABLE CONDITION. TEMPORARY PROTECTED STORAGE ON-SITE MAY BE REQUIRED.
9. ON-SITE BROKEDGE OF MATERIALS REMOVED BY CONTRACTOR FROM MATERIALS TO BE REMOVED IS NOT PERMITTED WITHOUT PRIOR OWNER APPROVAL.
10. LOCATION AND DIMENSIONS OF APPROXIMATIONS TO BE LIFT (OR ADDED) SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE OWNER ANY DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO PROVIDE A FIELD EXPLORATION REPORT TO THE OWNER. THE LOCATION OF EXISTING FACILITIES, CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

EXISTING CONDITIONS LEGEND:

- DELINEATED WETLAND
- HYDROIC SOILS
- FLOODPLAIN LINE
- PUBLIC DRAINAGE SYSTEM CENTERLINE
- PROPERTY LINE
- EXISTING CONTOUR MARK 2'
- EXISTING CONTOUR MARK 10'

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

Tom Chabrowski LIC. NO. 23002 DATE: 7/09/2028

DISCLOSED AND
APPROVED
DATE: 7/09/2028
CHECKED
APPROVED

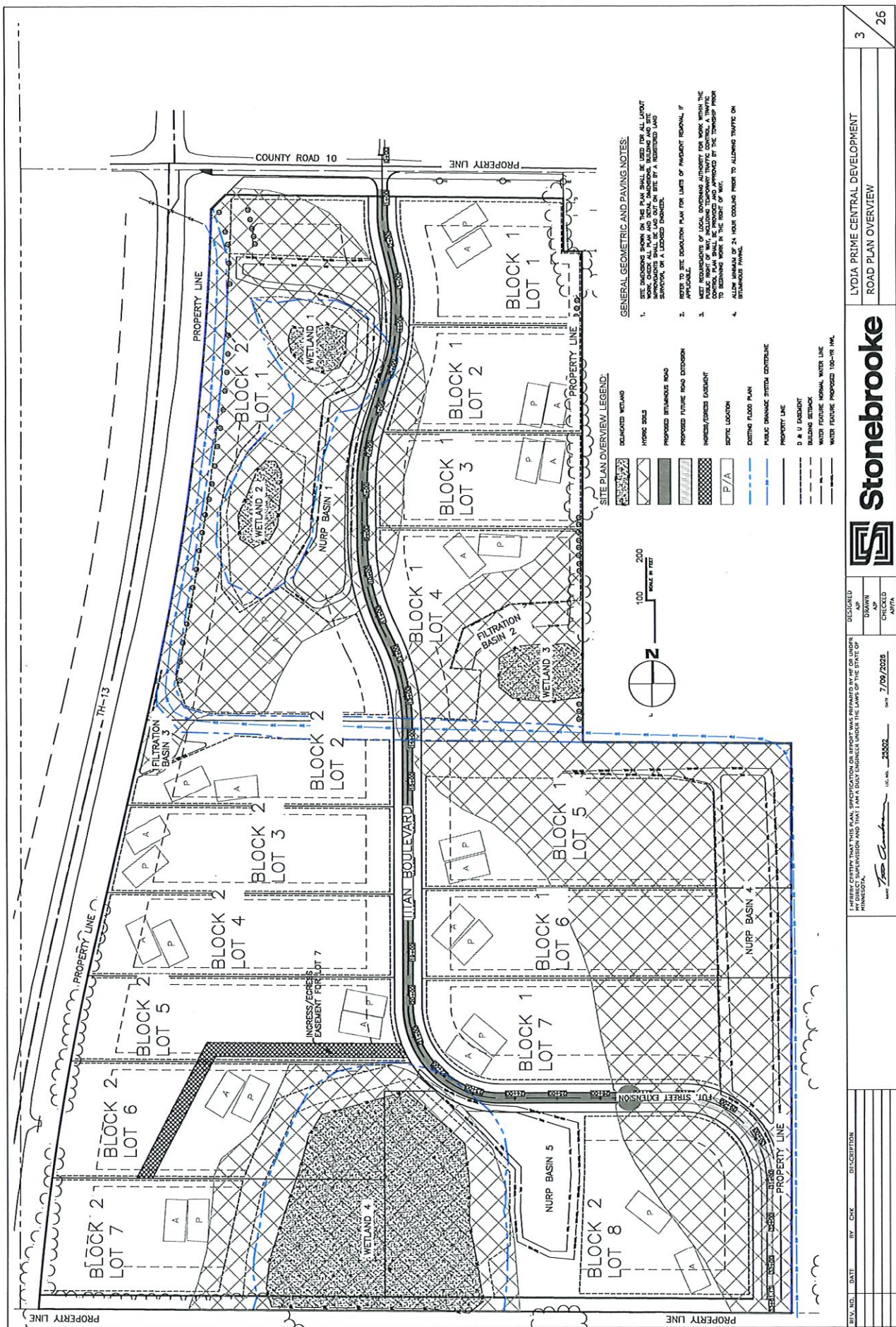
REV. NO.	DATE	BY	CHK	DESCRIPTION

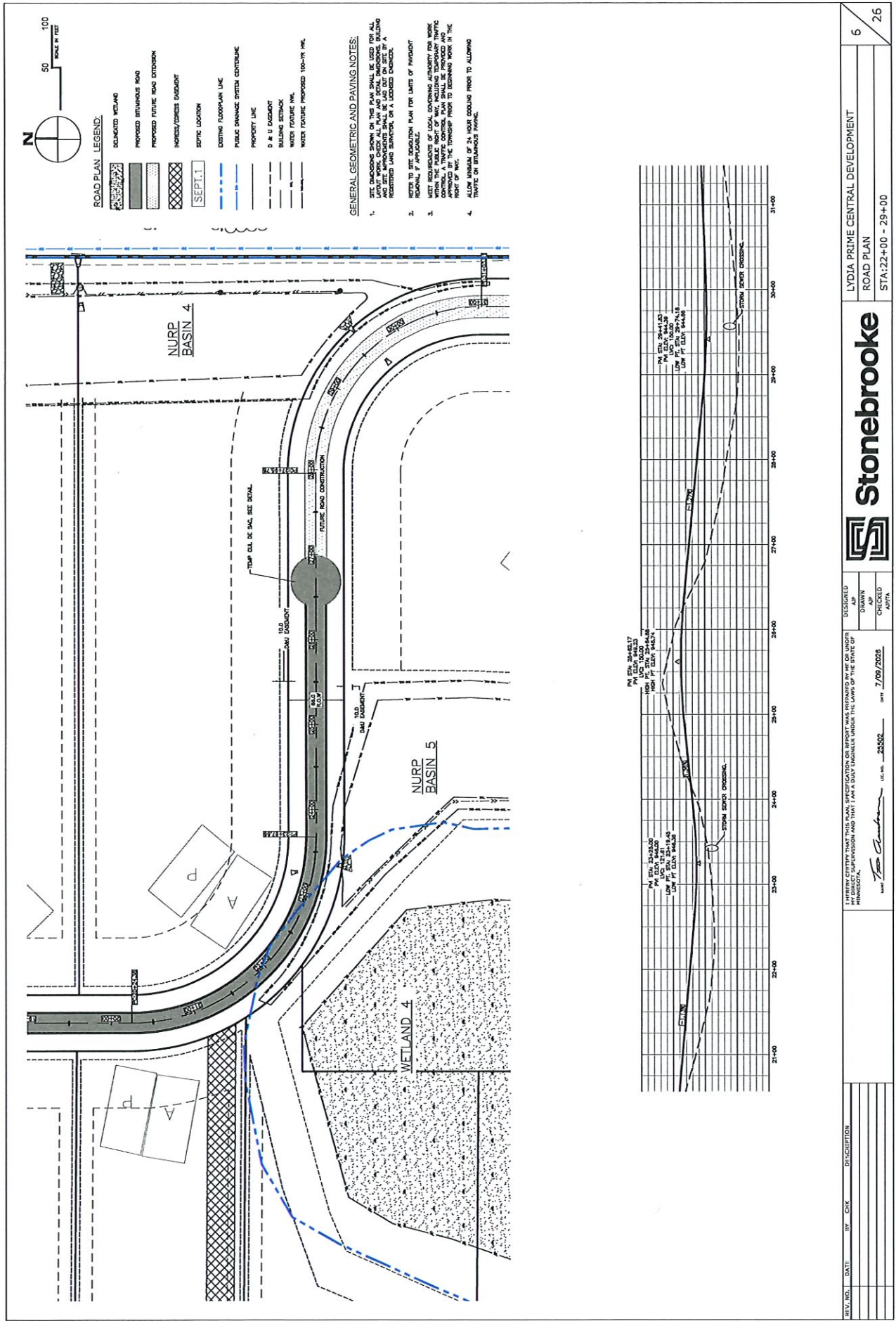
LYDIA PRIME CENTRAL DEVELOPMENT
EXISTING CONDITIONS

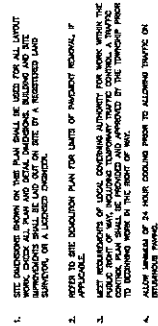
Stonebrooke

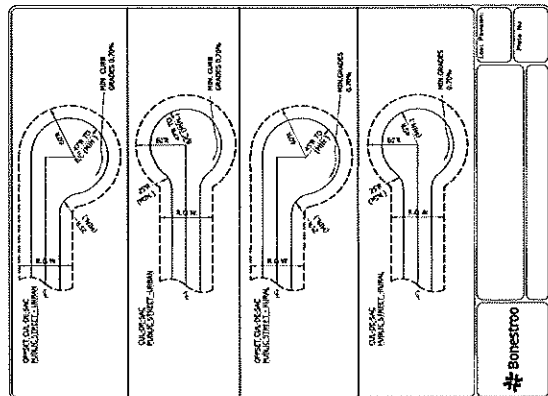
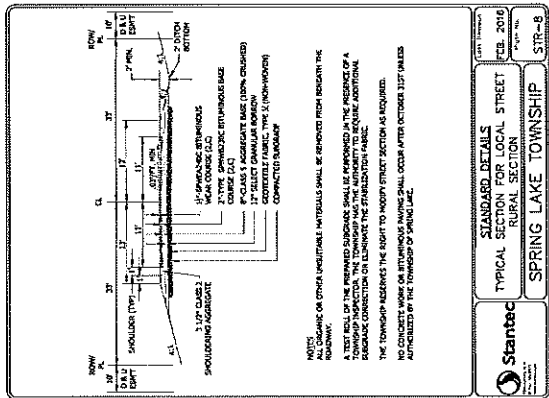


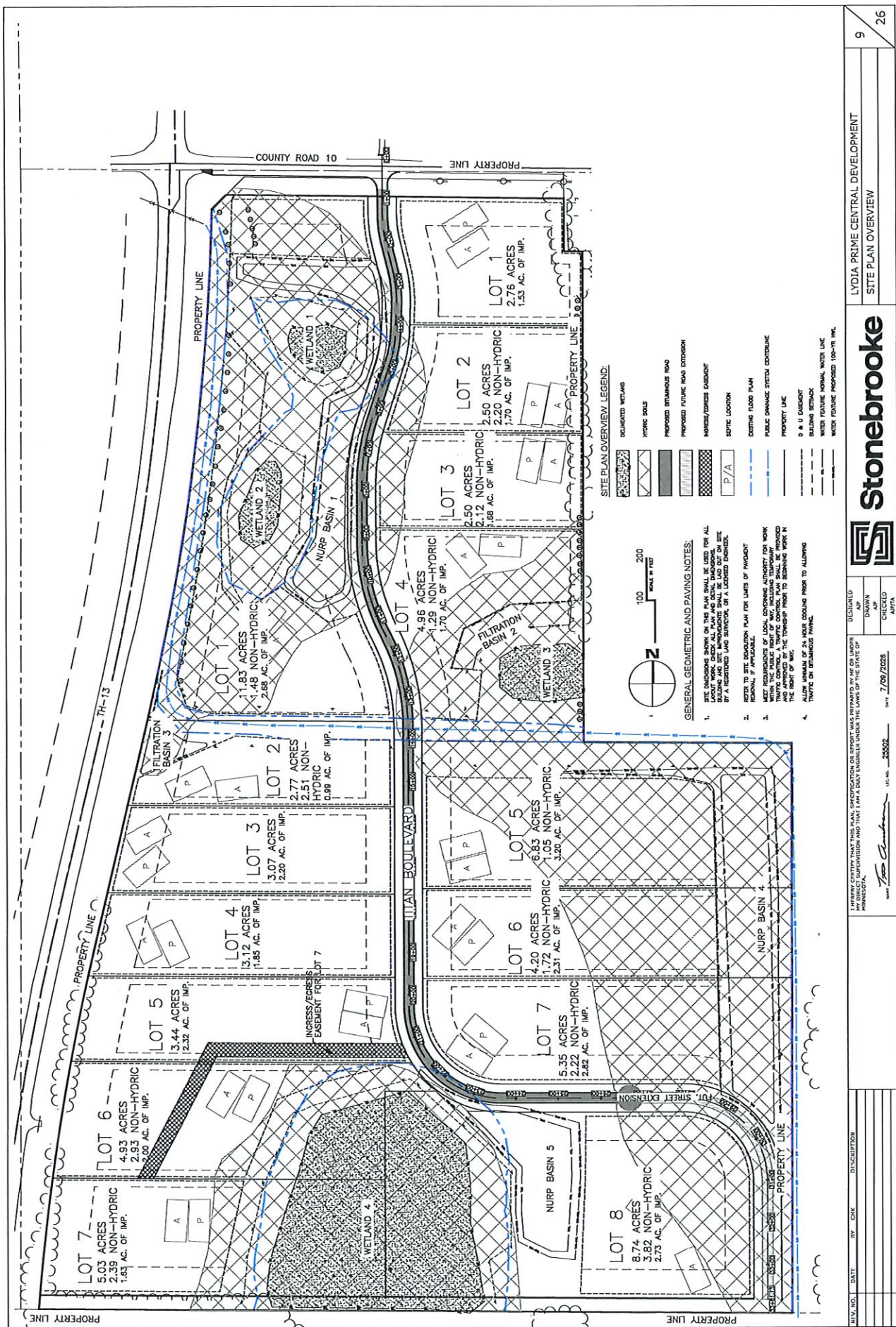
26

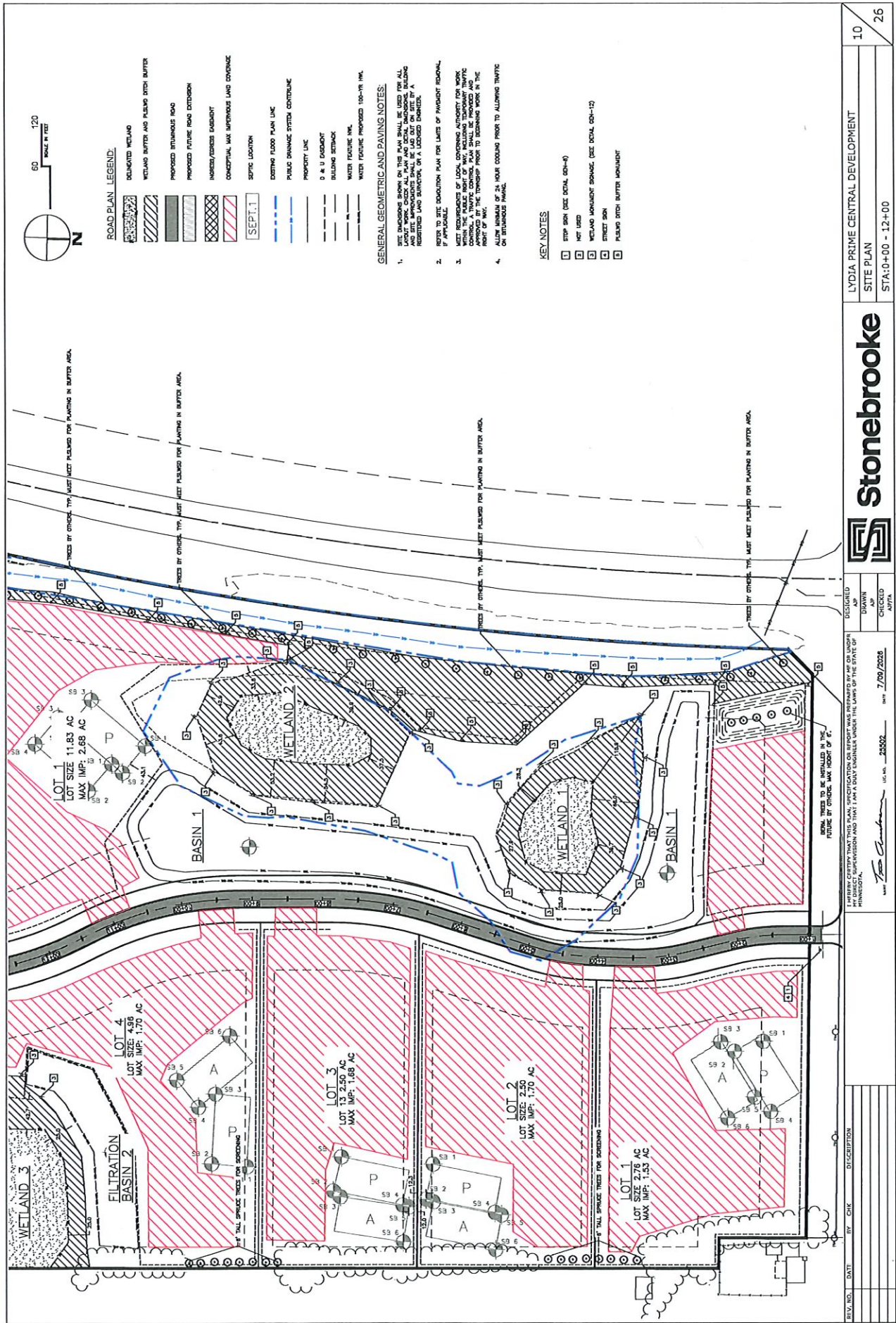


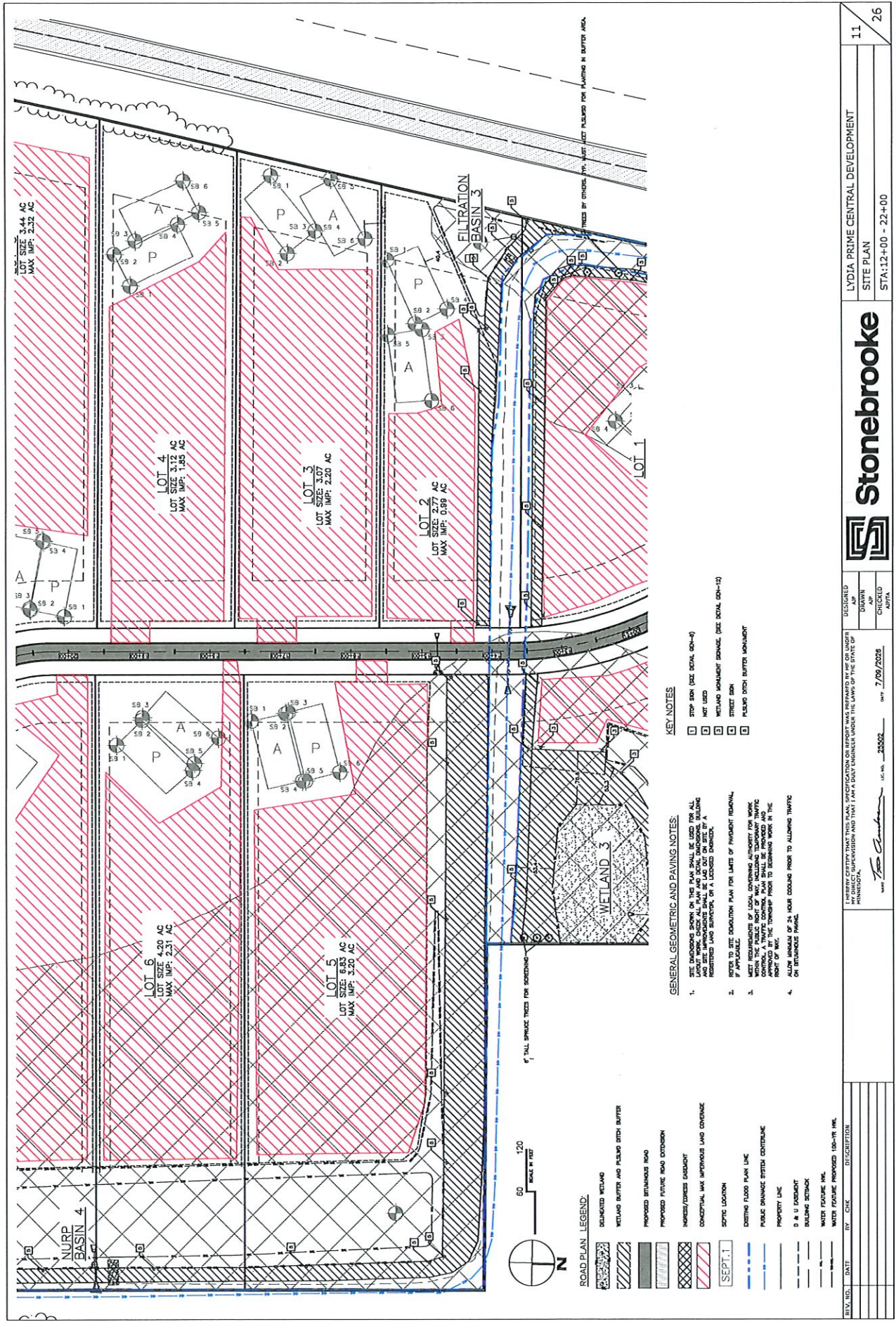


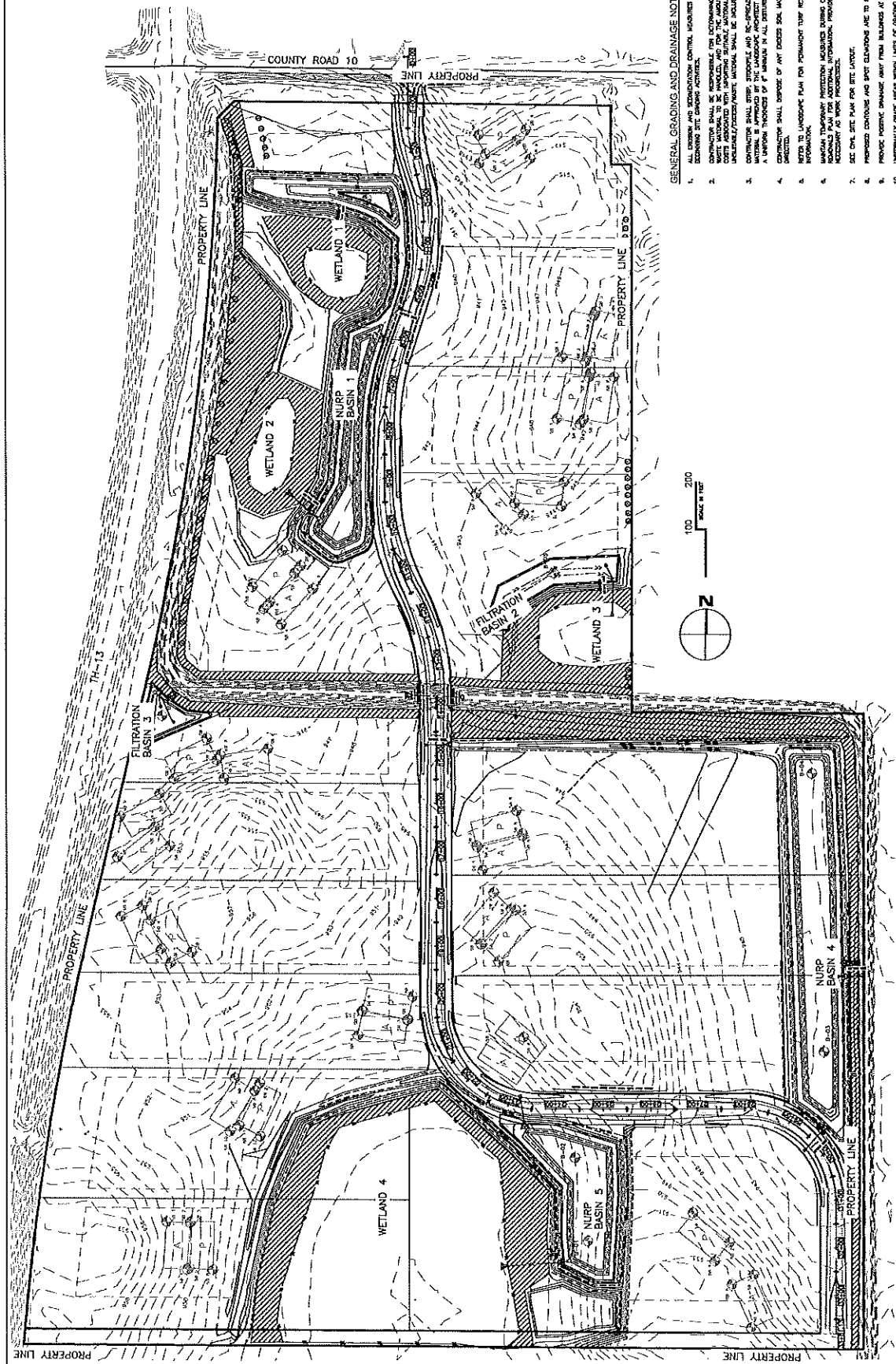












Jul 09, 2026 - 9:17pm - D:\Steenbeck Engineering\Jcs\STORWATER 60 mdc-deg

GENERAL GRADING AND DRAINAGE NOTES:

1. ALL CONCRETE AND REINFORCING CONTROL JOINTS SHALL BE IN PLACE BEFORE BECOMING SET GROUND ANCHORS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTIMATING QUANTITIES OF GEL FILL, ALL PARTS OF THE JOINT, AND THE GEL FILL SHALL BE APPLIED TO THE GEL FILL JOINTS ASSOCIATED WITH REINFORCING MATERIALS AND CONCRETE UNREINFORCED/REINFORCED MATERIAL SHALL BE REINFORCED IN THE JOINT FIRST.
3. CONTRACTOR SHALL STAMP, STRENGTHEN, AND REINFORCE EXISTING JOINTS THROUGHOUT THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING JOINTS. A LAMPON THICKNESS OF 1/2" MINIMUM IN ALL DETACHED AREAS TO BE UNDERLAPPED.
4. CONTRACTOR SHALL REMOVE ALL EXCESS GEL MATERIAL UNLESS OTHERWISE DIRECTED.
5. REF TO UNDERGROUND PLAN FOR REINFORCING JOINT REINFORCEMENT AND PLACING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTIMATING QUANTITIES OF SET POINT MATERIAL FOR ALL JOINTS AND REINFORCING MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL INFORMATION, PROTECT JOINTS, PROTECTION AS ACCORDING TO WORK PROCEEDINGS.
7. SEE ONE SET PLAN FOR SET LAYER.
8. PREPARED CONCRETE AND BUILT CONCRETE ARE TO BE PLACED SURFACE DRUG.
9. PREPARED CONCRETE AND BUILT CONCRETE ARE NOT ALLOWED AS ALL TYPES.
10. UNLAPPELLED BRIDGE AREA WITH LAYERS OF GROUND AND INSURE A SMOOTH FINISH. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING JOINTS AND DETACHED AREAS.
11. LAMP THE OBTAINED AREA AS MUCH AS POSSIBLE AND PROTECT JOINTS AND JOINTS IN ORDER TO MINIMIZE THE POTENTIAL FOR DISORDER.

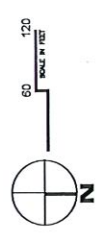
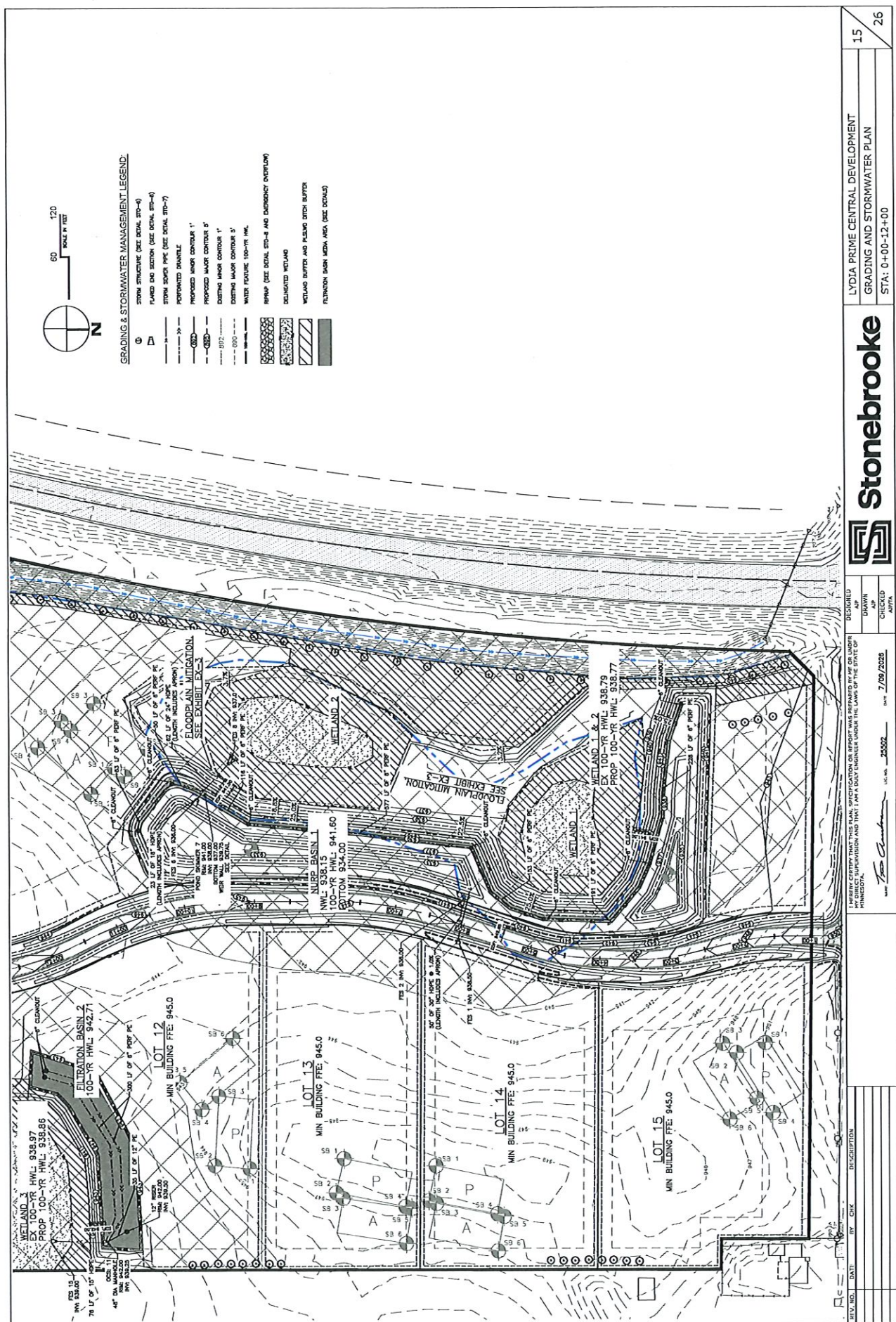
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Tom Anderson 11-10-2002 7/09/2026
DATE

ULS/KLL
ASD
DRAWN
ASD
CHECKED
MPTA

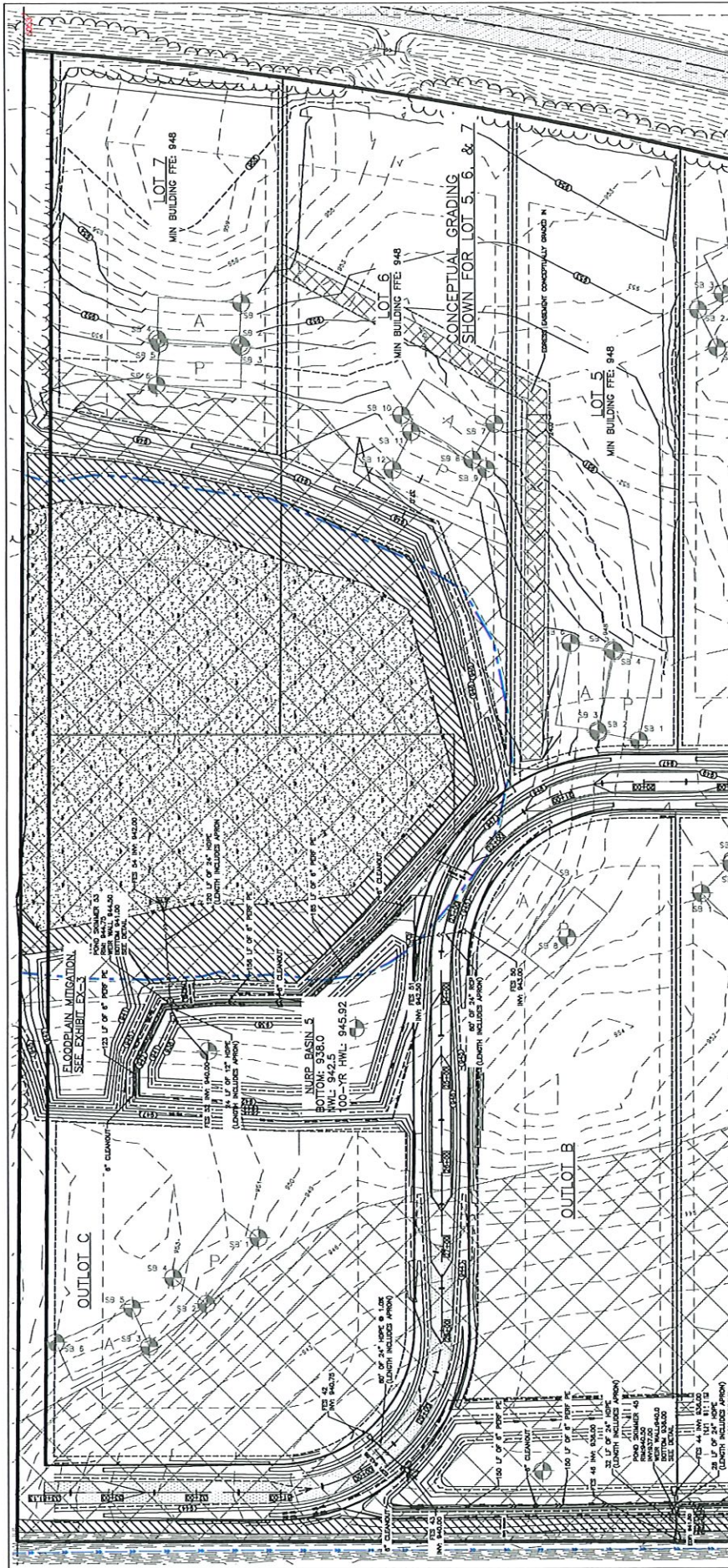
[illegible]
Stonebrooke

LYDIA PRIME CENTRAL DEVELOPMENT	14
GRADING AND STORMWATER PLAN	26
OVERVIEW	



- GRADING & STORMWATER MANAGEMENT LEGEND**
- STORM STRUCTURE (SEE DETAIL STD-4)
 - PLANNED DRAINAGE SECTION (SEE DETAIL STD-4)
 - STORM SOAK PITS (SEE DETAIL STD-7)
 - PROPOSED DRAINAGE
 - PROPOSED MAJOR CONTIGUOUS 1"
 - EXISTING MAJOR CONTIGUOUS 1"
 - EXISTING MAJOR CONTIGUOUS 3"
 - WATER FEATURE (100-YR FREQ)
 - WETLAND (SEE DETAIL STD-4 AND DRAINAGE OVERFLOW)
 - DELIMITED WETLAND
 - WETLAND BUFFER AND PLUMBING DETAIL BUFFER
 - FLUSHING BASIN AREA (SEE DETAIL)

						Stonebrooke		LYDIA PRIME CENTRAL DEVELOPMENT		15
								GRADING AND STORMWATER PLAN		
								STA: 0+00-12+00		26
				DESIGNED BY		APR		DATE		7/09/2023
				CHECKED BY		APR		DATE		7/09/2023
				I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.				DATE		7/09/2023
				REV. NO.		DATE		BY		CHK



GRADING & STORMWATER MANAGEMENT LEGEND

- STORM STRUCTURE (SEE DETAIL STD-1)
- FLAMED END SECTION (SEE DETAIL STD-4)
- STORM SEWER PIPE (SEE DETAIL STD-2)
- PERFORATED MANHOLE
- PROPOSED MAJOR CONTIGUOUS 1"
- PROPOSED MAJOR CONTIGUOUS 2"
- EXISTING MAJOR CONTIGUOUS 1"
- EXISTING MAJOR CONTIGUOUS 2"
- WATER FEATURE 100-YR FLM
- WETLAND (SEE DETAIL STD-3 AND DRAINAGE DISTURBANCE)
- DELIMITED WETLAND
- WETLAND BUFFER AND FLOOD DETENTION BUFFER
- FLOODING BASIN MEDIA AREA (SEE DETAIL)

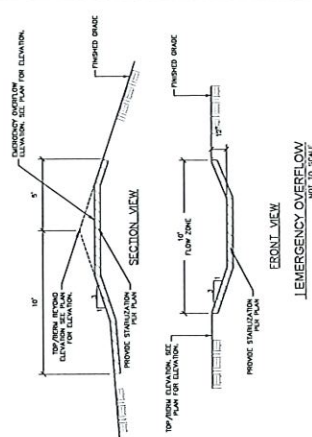
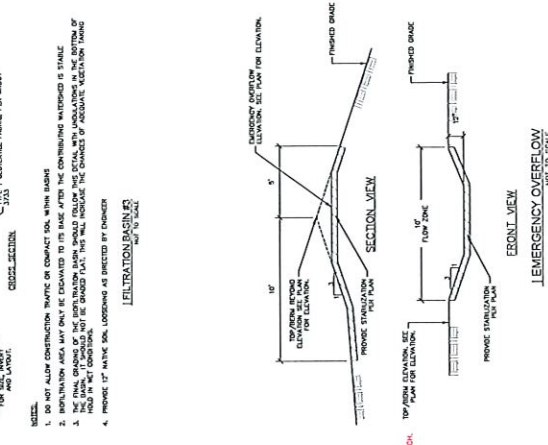
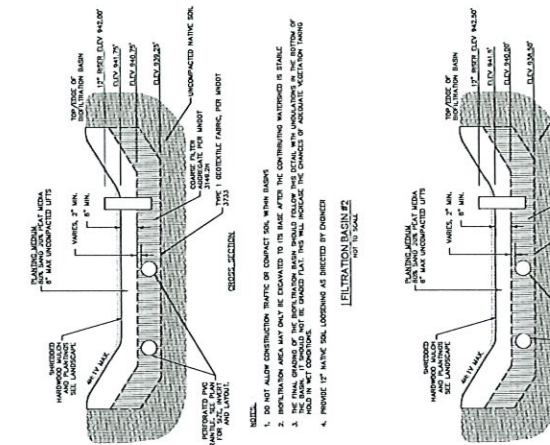
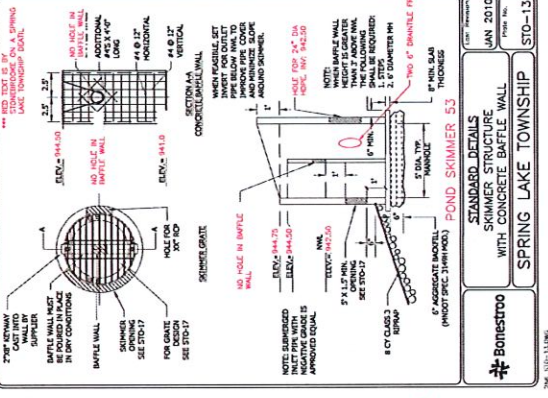
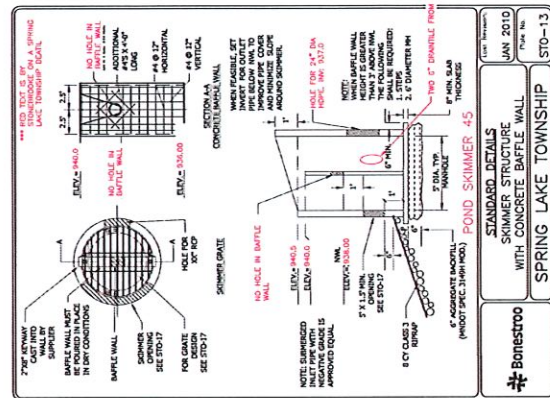
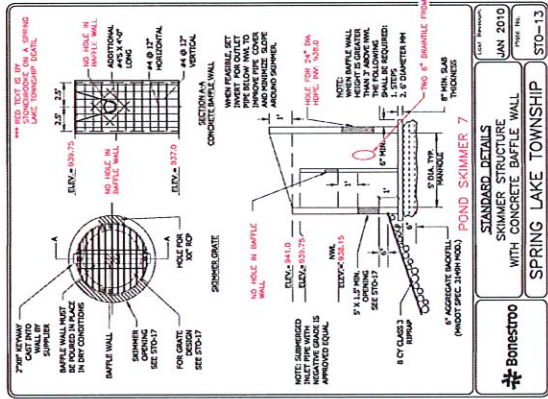
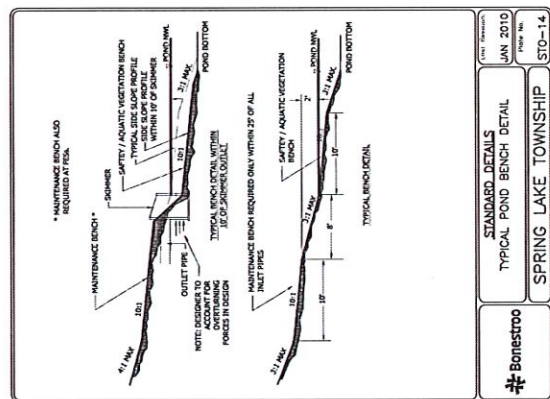
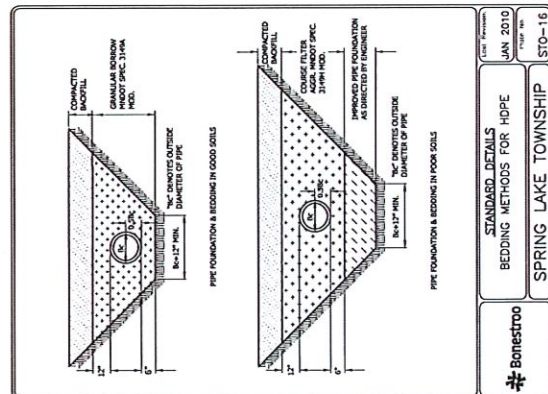
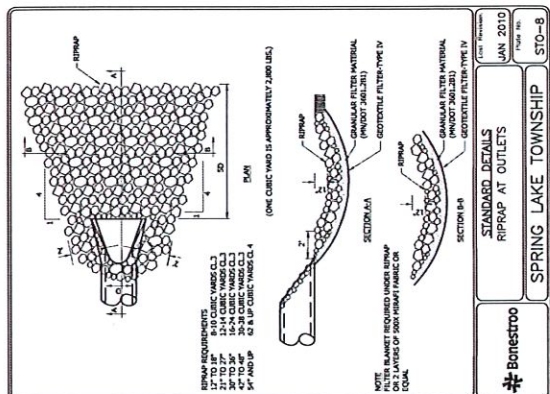
REV. NO.	DATE	BY	CHK	DESCRIPTION

17
 LYDIA PRIME CENTRAL DEVELOPMENT
 GRADING AND STORMWATER PLAN
 STA: 13+00-20+00

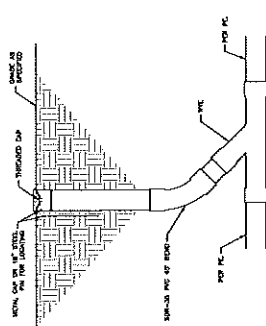
Stonebrooke

DESIGNED
 AIP
 DRAWN
 CHICKLE
 APTA
 7/09/2028
 25502
 US 98

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

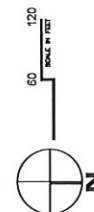
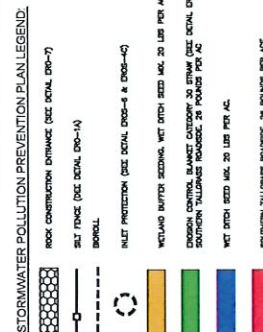
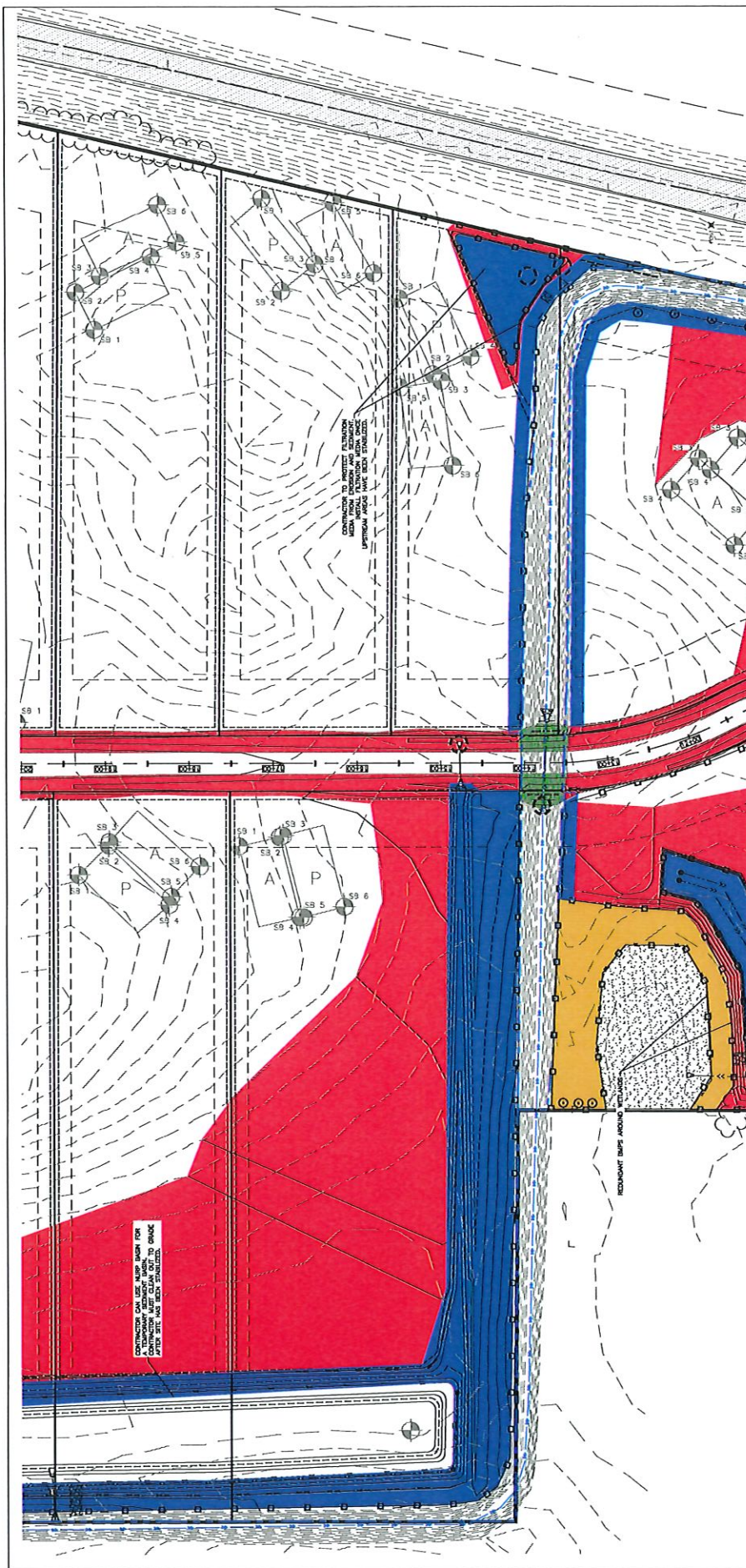


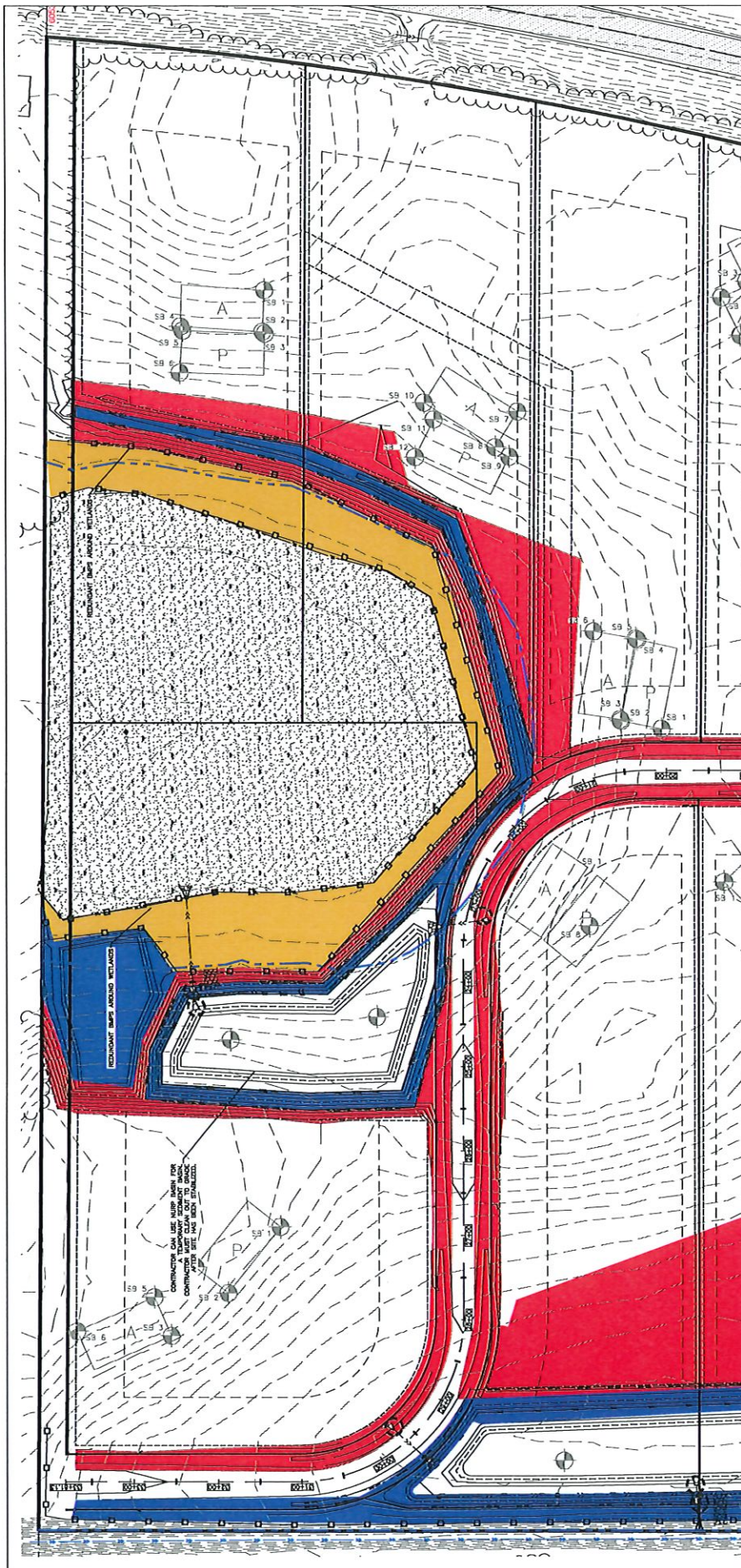
FILTRATION BENCH DETAIL



NOTES:
1. SET THROUGH CAP 4" ABOVE GRADE AT STORMWATER BASINS.
1. SUBSURFACE DRAIN CLEANOUT
NOT TO SCALE

[illegible]

[illegible]



MODE CONSTRUCTION DISTANCE (SEE DETAIL DDB-7)
FAST FORCE (SEE DETAIL DDB-1A)
MODELS
FAST PROTECTION (SEE DETAIL DDB-8 & DDB-1C)
PEWELAND BUFFER SECTION, NET DITCH BED MAX. 20 LBS PER AC
SOUTHERN "TULSAH BOUNDER," 35 POUNDS PER AC
SOUTHERN "TULSAH BOUNDER," 35 POUNDS PER AC
NET DITCH BED MAX. 20 LBS PER AC

[illegible]

THE SWPPP, INCLUDING, ALL CHANGES TO IT, PERMITS, AND INSPECTION AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON-SITE YARDHOUSE DURING NORMAL WORKING HOURS. THE OWNER MUST KEEP THE FOLLOWING RECORDS ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOI:

1. THE FINAL SHIPPS.
2. ANY OTHER STORMWATER RELATED POINTS REQUIRED FOR THE PROJECT.
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION.
4. ALL FORMWATER OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL CONTRACTS, AGREEMENTS, CONTRACTS, COMMENTS AND OTHER RECORDS REGARDING FUTURE MAINTENANCE.
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

THE PERMITTEE MUST AMEND THE SWPPP AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS THAT ARE DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR TO ADDRESS ANY OF THE FOLLOWING SITUATIONS:

1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAVE A SIGNIFICANT EFFECT ON THE STORMWATER DISCHARGE.
2. INSPECTION OR INVESTIGATION BY A SWPPP COORDINATOR, INSPECTOR, SITE OPERATOR, LOCAL STATE OR FEDERAL OFFICIALS INDICATES THE SWPPP IS NOT BEING EFFECTIVE.
3. DISCHARGE OF POLLUTANTS OR EXCESSIVE SEDIMENTATION, EROSION, OR OTHER POLLUTANTS OR DISCHARGES ON THE SWPPP IS DEEMED TO BE NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
4. THE MPCA DETERMINES THAT DISCHARGE MAY CAUSE OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER QUALITY CRITERIA OR EXCEEDANCE OF ANY APPLICABLE WATER QUALITY CRITERIA RELATED TO AN EXISTING WATER USE OR APPROVED USE.

ESTIMATED QUANTITIES		
ITEM	UNIT	QUANTITY
SILT FENCE	LF	11,421
STORM DRAIN INLET PROTECTION	EA	13
ROCK CONSTRUCTION ENTRANCE	EA	1
SEED/MULCH	AC	23.64
EROSION CONTROL BLANKET	SY	440

PROJECT DATA			UNIT
ITEM	QUANTITY		
DESIGNED AREA	334.1		
TOTAL PROJECT AREA	75.0		
CORRING WIDENESS	0.00		
		AC	
STORAGE IMPROVISE (MAN FUTURE BUILT)	34.73		
STORAGE/TREATMENT REQUIRED	140.88		
STORAGE PROVIDED BELOW OUTLET IN BASIN 1	50.95	CF	
STORAGE PROVIDED BELOW OUTLET IN BASIN 2	124.74	CF	
STORAGE PROVIDED BELOW OUTLET IN BASIN 3	158.86	CF	
STORAGE PROVIDED BELOW OUTLET IN BASIN 4	235.66	CF	
STORAGE PROVIDED BELOW OUTLET IN BASIN 5	101.26	CF	

Jul 09, 2026 - 9:18pm - D:\Stonebrook Engineering\jdo\SMFP 60 SCALE.dwg

A topographic map of the study area, showing contour lines and elevation. The map includes a rectangular boundary indicating the study area. The map is oriented with North at the top. The map shows a river flowing from the top left towards the bottom right. The map is labeled with various elevation points and contour lines. The map is titled 'Topographic map of the study area'.

12/1/2025
Page 1 of 4

Web Soil Survey
National Cooperative Soil Survey

Natural Resources
Conservation Service

Registration Web-Interface: Create accounts: NCNAT: Steps for 12/1/2025 12:01:23 PM

[illegible]

AGENCY	NAME	PHONE NUMBER	EMAIL
PLS:WD	TRD	TRD	TRD
SCOTT COUNTY	TRD	TRD	TRD

[illegible]

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY ENGINEER UNDER THE LAWS OF THE STATE OF

DESIGNED	
AJP	
DRAWN	
AJP	
CHECKED	
AJP/TA	

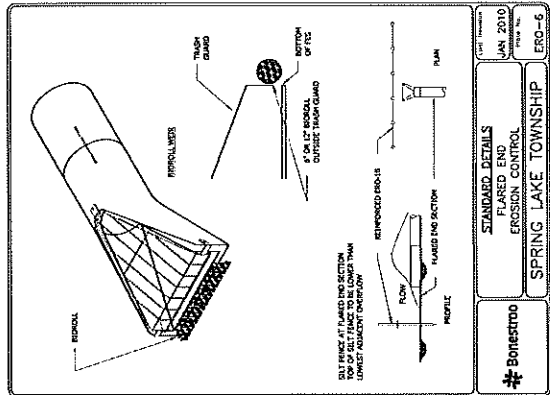
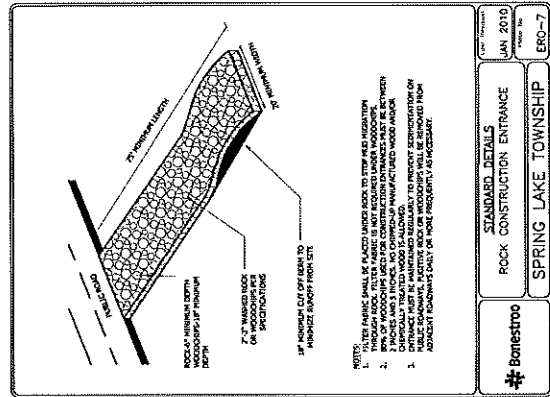
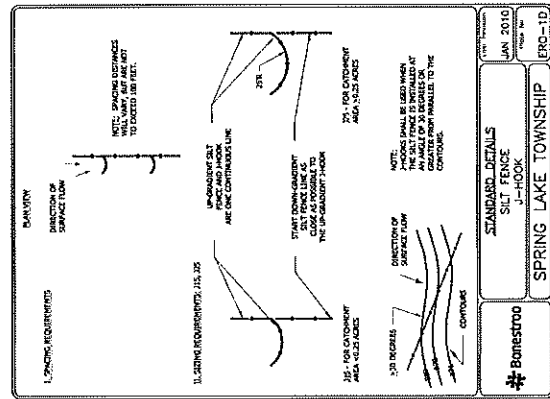
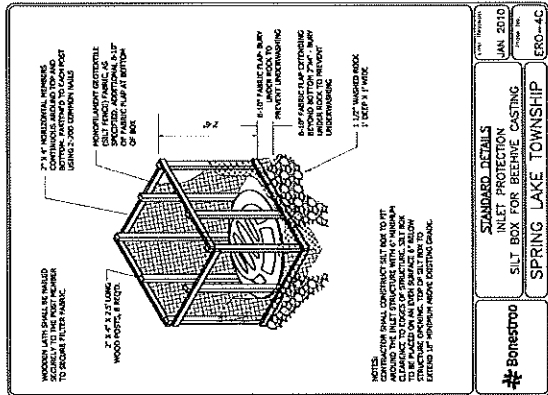
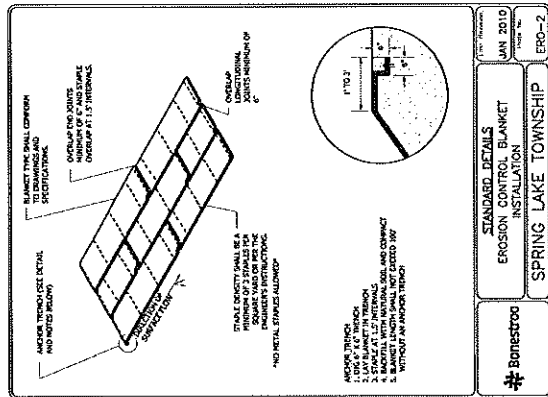
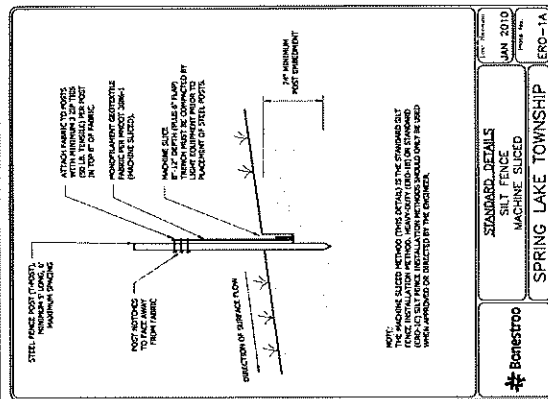
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA.

 L.E. No. 255502
 DATE 7/09/2026


Stonebrooke

LYDIA PRIME CENTRAL DEVELOPMENT
STORMWATER POLLUTION PREVENTION F

25	26
----	----



Jul 10, 2026 - 10:24am - D:\Stonebrook Engineering\Jydia\Turnstone\Turnstone Demo.dwg



LYDIA DEVELOPMENT
DOUG SCHIEFFER
DSCHIEFFER@NORTHLANDCM.COM
26456 WYDEWOOD DRIVE
WEBSTER, MN 55088
612.363.1933

CIVIL ENGINEER

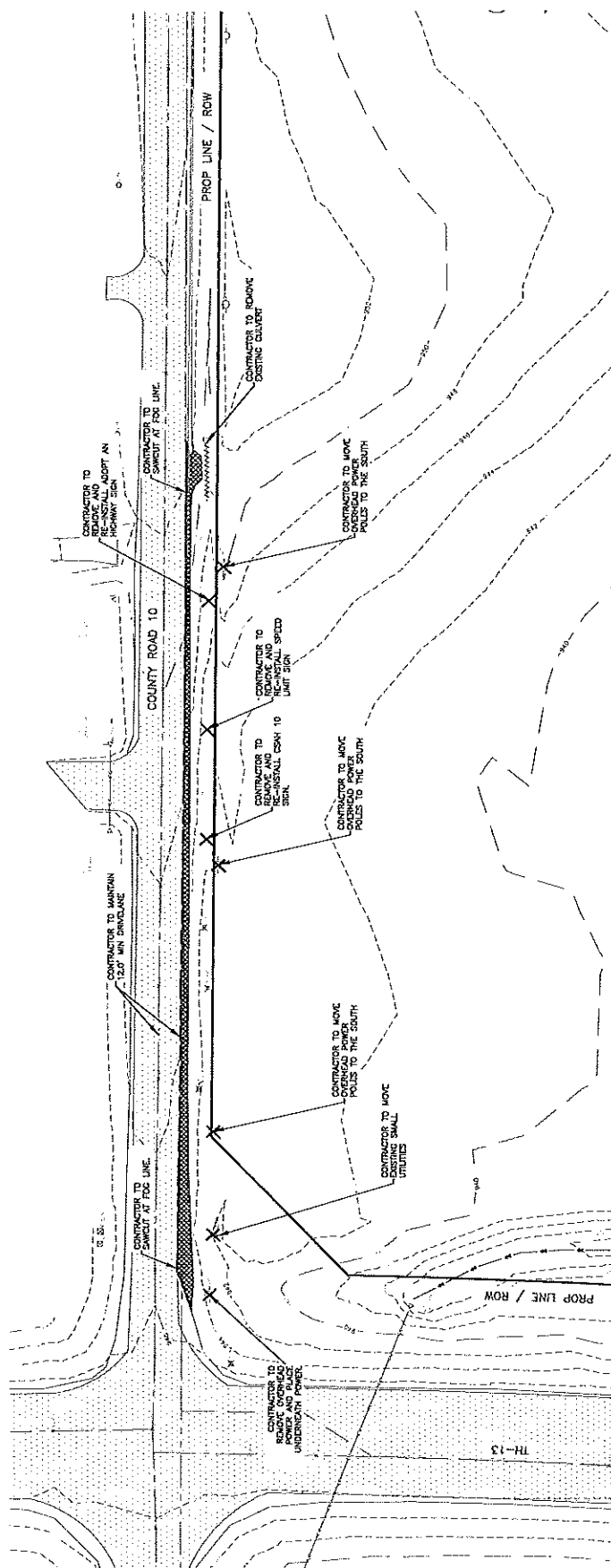
STONEBROOKE ENGINEERING
TIM ARVIDSON
TARVIDSON@STONEBROOKEENGINEERING.COM
12278 NICOLLET AVE
BURNSVILLE, MN 55337
952.402.9202

STONEBROOKE ENGINEERING
AARON MAGES
AMAGES@STONEBROOKEENGINEERING.COM
12279 NICOLLET AVE
BURNSVILLE, MN 55337
952.402.9202

CIVIL

- | | |
|-----|---|
| 1 | TITLE SHEET |
| 2 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| 3 | SITE PLAN |
| 4 | STRIPING AND SIGNAGE PLAN |
| 5-7 | CROSS-SECTIONS |
| 8 | GRADING AND EROSION CONTROL |
| 9 | TRAFFIC CONTROL |
| 10 | DETAILS |

[illegible]



GENERAL SITE DEMOLITION AND CLEARING NOTES:

- [illegible]

SITE DEMOLITION LEGEND:

- | | |
|--|---|
| 







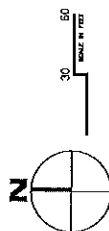


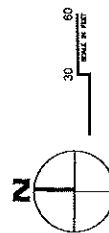






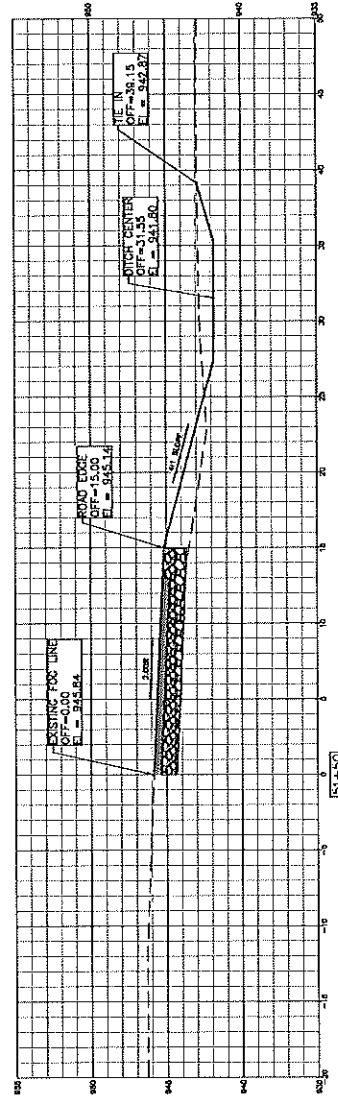
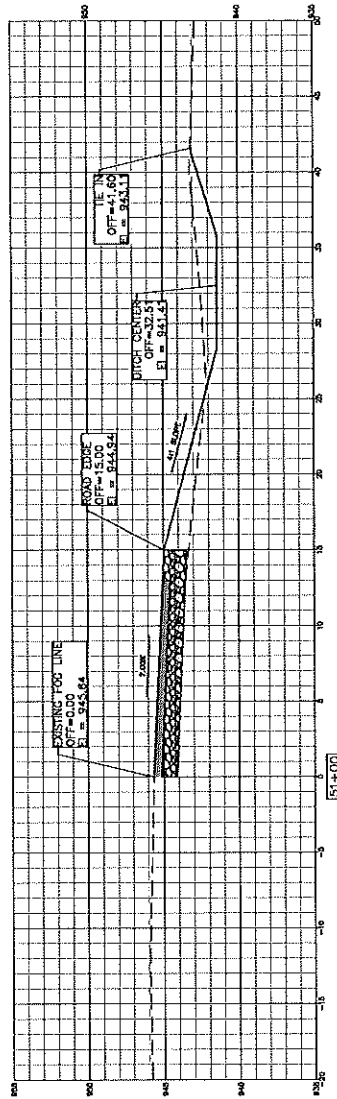
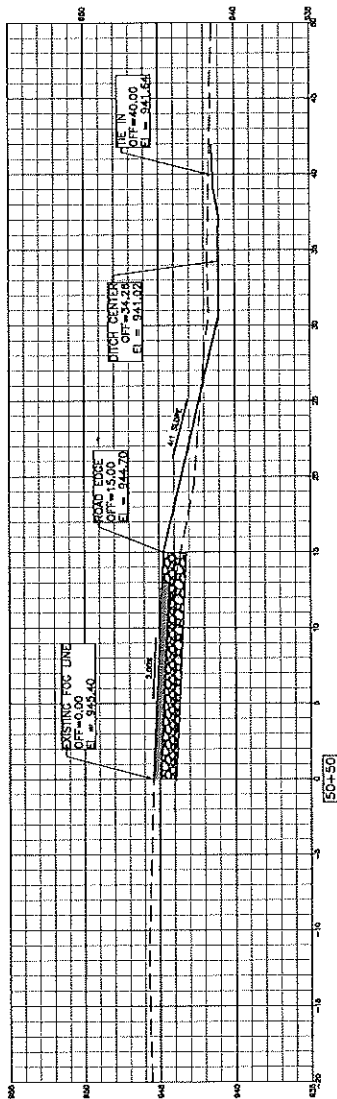

 | SAMPLED (SEE SHEET 8)
UTILITY PIPE REMOVAL
FANOUT REMOVAL
GRAVEL REMOVAL |
|--|---|

[illegible]



PAYDENT MARSHES SHALL COMPLY WITH CURRENT MINNESOTA DEPARTMENT OF TRANSPORTATION, TRAFFIC ENGINEERING MANUAL, CHAPTER 7, PAYDENT MARSHES. PERMANENT PAYDENT MARSHES SHALL NOT BE PLACED OVER ANY TEMPORARY OR PERMANENT IMPROVEMENT. IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO PLACE CONTROL POINTS FOR PAYDENT MARSHES TO BE INSPECTED AND APPROVED BY SOUTH DAKOTA HIGHWAY COMMISSION PRIOR TO APPLICATION.

[illegible]



PROJECT NO.	DATE	BY	CHECK	DESCRIPTION

DESIGNED BY: *Tom Anderson*

DATE: 7/10/2025

PROJECT: 23502

5

10

LYDIA DEVELOPMENT

COUNTY TURN LANE

SECTION VIEW

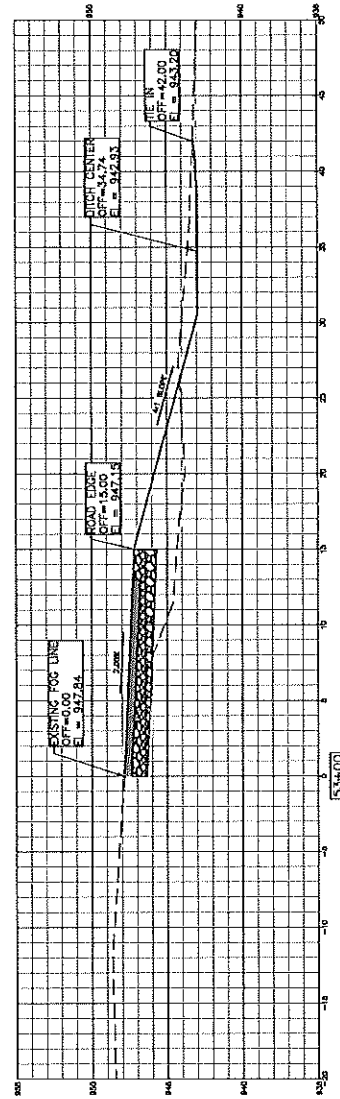
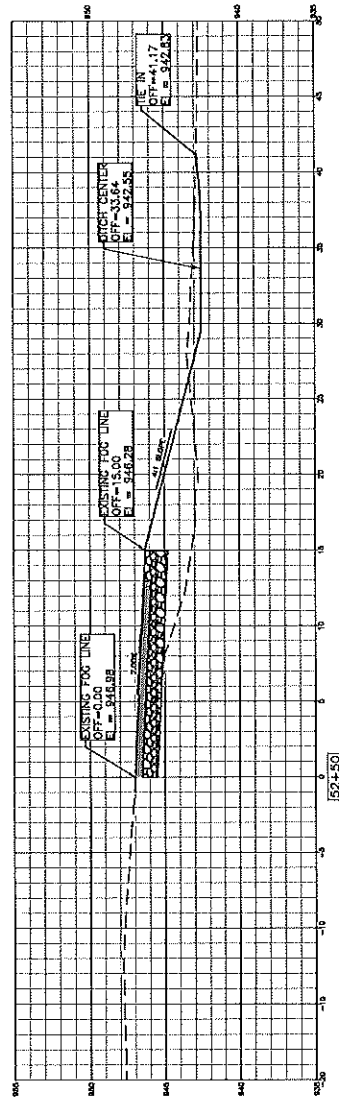
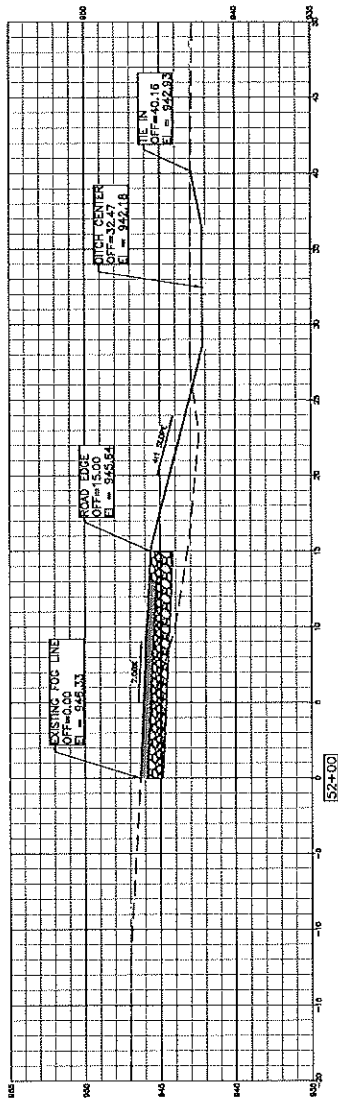
Stonebrooke

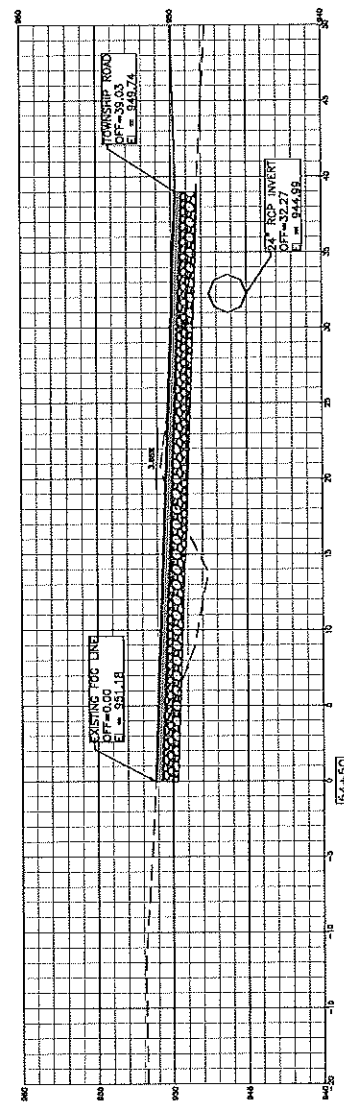
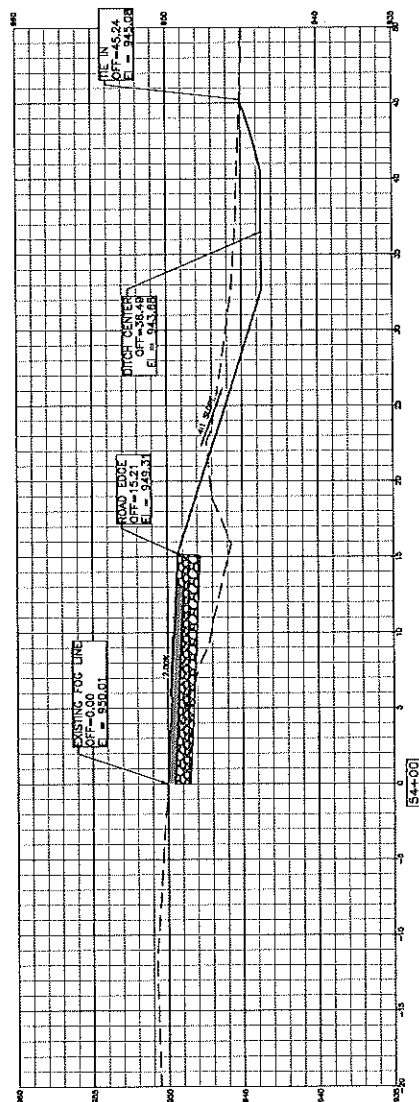
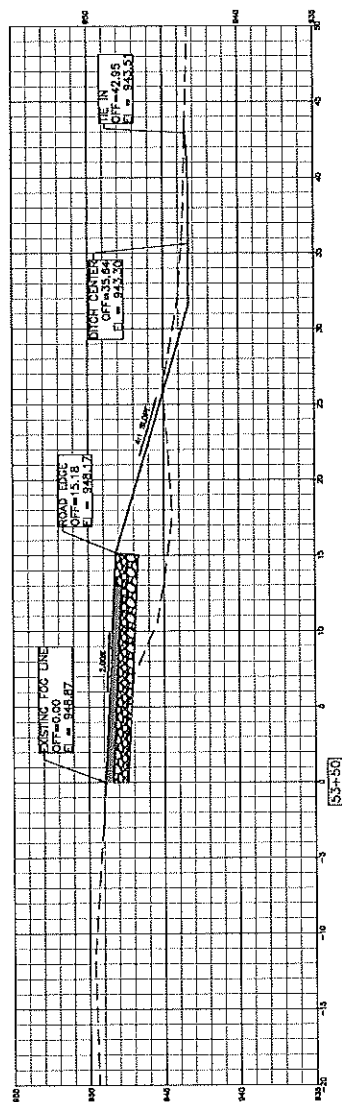
DESIGNED BY: *Tom Anderson*

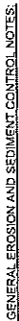
DATE: 7/10/2025

PROJECT: 23502

I warrant that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Tennessee.

[illegible]

[illegible]



- [illegible]

FLOW THEORY

- | | |
|---|-------------------------------------|
|  | FLOW ARROWS |
|  | PROHIBITED SIGN OUTLINE |
|  | PERMITTED SIGN OUTLINE |
|  | EXISTING SIGN OUTLINE |
|  | DOTTED SIGN OUTLINE |
|  | ROAD CENTER LINE OR CENTER OF ROAD |
|  | RIGHT OF WAY LINE OR CENTER OF ROAD |
|  | HEAVY DUTY SIGN |
|  | ROCK CONSTRUCTION OUTLINE |

1. ALL PROGRAM AND INFORMATION CONTROL MEASURES SHALL BE IN PLACE BEFORE BEGINNING THE CREATING ACTIVITY.

1. FOUNDATION AND FOUNDATION CONTROL WORKMAN SHALL BE IN PLACE BEFORE BEGINNING ANY
FOUNDATIONAL ACTIVITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIAL, TO BE HANDLED, AND FOR THE AMOUNT OF GRADING TO BE DONE. ALL COSTS ASSOCIATED WITH GRADING SHALL BE INCLUDED IN THE CONTRACT PRICE.
3. CONTRACTOR SHALL MAINTAIN EXISTING AND EXPOSED EXISTING UTILITY TRENCHES, IF ANY, AS APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SUPERINTENDENT. PROVIDE A UTILITY "CHECKER" OF IT'S LOCATION IN THE EXISTING PLAN TO THE CONTRACTOR.
4. CONTRACTOR SHALL SURVEY OF ANY EXISTING SOIL MATERIAL, VALUES PROVIDED DIRECTLY.
5. REFER TO LANDSCAPE PLAN FOR PRELIMINARY TILT, RESTORATION AND PLANTING INFORMATION.
6. MAJOR TRENCHING ACTIVITIES REQUIRES DRAINAGE CONSTRUCTION ACTIVITIES. SEE SPEC PROVISIONS PLAN FOR DRAINAGE CONSTRUCTION. PROVIDE ADEQUATE PROTECTION TO ADEQUATELY AS NEARLY POSSIBLE.
7. SEE CIV. SET PLAN FOR LOT LAYOUT.
8. PROPOSED CONDUITS AND SPT LAYOUTS ARE TO FINISHED GRADE SURFACE GRADE.
9. SPT LAYOUTS SHALL BE SHOWN TO GIVE ACCESS TO UTILIZATION OF LINE AND CEMENTATION SHOWN FOR CONSTRUCTION OF SPT LAYOUTS. PROVIDE ADEQUATE PROTECTION TO ADEQUATELY AS NEARLY POSSIBLE.
10. PROVIDE POSITIVE DRAINAGE FROM ANY TRENCHES AT ALL TIMES.
11. NO GRASSY SLOPED SHALL EXCEED 3:1 HORIZONTAL TO VERTICAL UNLESS OTHERWISE NOTED.
12. UNSTABILIZED SLOPED SHALL EXCEED 1:1 HORIZONTAL TO VERTICAL AND PROVIDE A SLOPED PROTECTION WITH UTILITY SLOPED BETWEEN POINTS WHERE SLOPED CEMENTATION ARE SHOWN TO BE BETWEEN SUCH POINTS AND PROVIDE POSITIVE DRAINAGE FROM ANY TRENCHES AT ALL TIMES.
13. USE THE EXISTING PLAN AS MUCH AS POSSIBLE, AND CONDUCT DRAINAGE OPERATIONS IN A MANNER TO MINIMIZE THE POTENTIAL FOR EROSION.
14. CONTRACTOR WILL EXTENDING AND ALLOWING

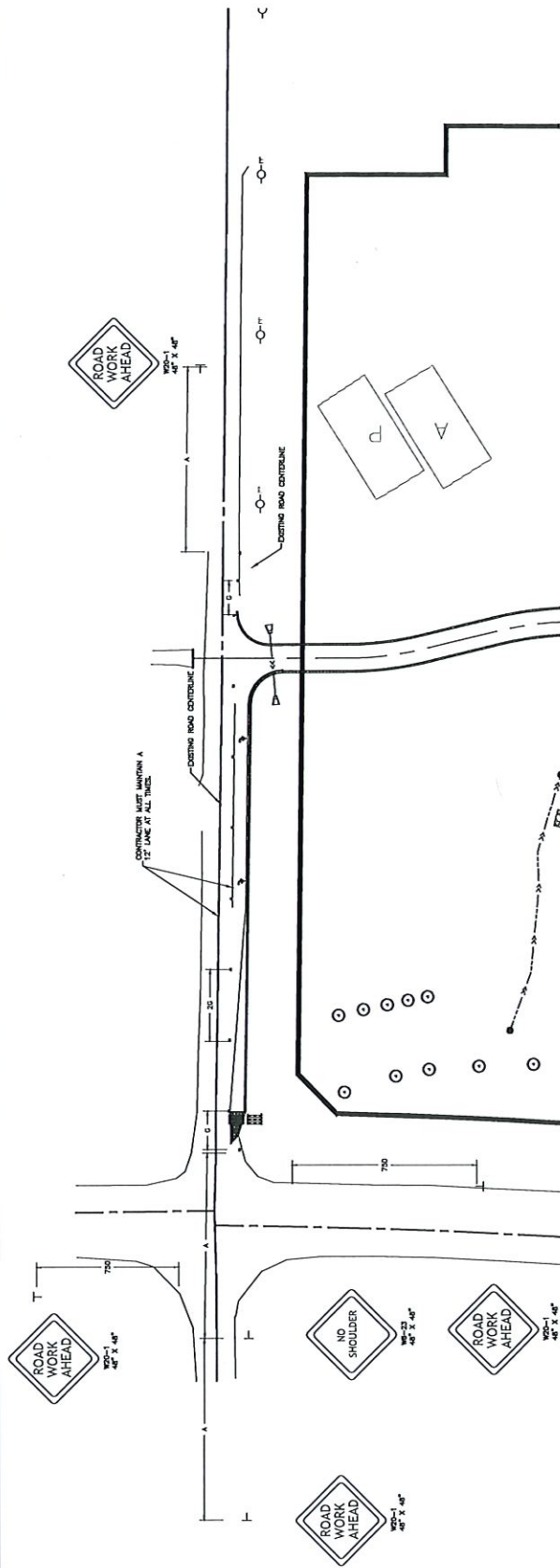
1. STAFFING WILL BE REDUCED AS WEATHER

1. STENCILING WILL BE REQUIRED AS METHOD

Know what's below.
Call before you dig.

STATE LANE 48 HOURS BEFORE COVAGING OR DISCOVERING INJURIES. CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

[illegible]

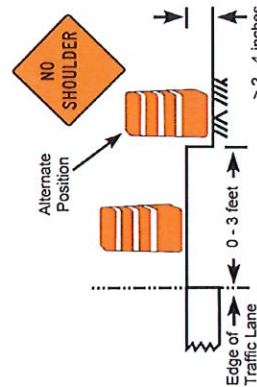


TRAFFIC CONTROL DETAILS:

- 1. DRUM
- 2. TYPE II BARRICADE

TRAFFIC CONTROL NOTES:

1. ALL SIGNS, BARRICADES, FLASHERS & FENCES SHALL BE CHECKED AND MAINTAINED DAILY.
2. ALL SIGNS SHALL BE IN PLACE PRIOR TO THE START OF THE PROJECT.
3. ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE CURRENT EDITION OF THE MANUAL ON ALL TRAFFIC CONTROL ZONE LAYOUTS, INCLUDING THE CURRENT TEMPORARY TRAFFIC CONTROL ZONE FIELD MANUAL.
4. IN ADDITION TO THESE DEVICES, THE CONTRACTOR IS REQUIRED TO IDENTIFY HAZARDOUS MATERIALS AND TO POST ADVISORY SIGNS AND FLASHERS TO ADVISE OF ANY SUCH MATERIALS. OTHER SIGNING DEVICES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER. THIS IS INCIDENTAL FOR TRAFFIC CONTROL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE PERMANENT POST MOUNTED.



DRUM INSTALL DETAIL

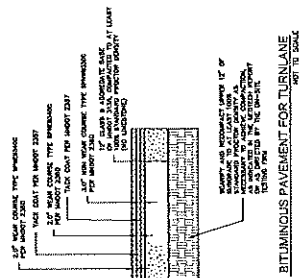
POSTED SPEED LIMIT PRIOR TO WORK STARTING (MPH)	SPACING OF CHANNELIZING DEVICES (G) FEET	SPACING OR ADVANCE WARNING SIGNS (A) FEET	DECISION SIGHT DISTANCE FEET	TAPER LENGTH (L) FEET	SHIFTING TAPER (L/2) FEET	TYPICAL SHOULDER TAPER (L/3) FEET	BUFFER SPACE (B) FEET
0-30	25	100	550	200	100	75	200
35-40		325	700	325	175	125	305
45-50		600	900	600	300	200	425
55	50	750	1200	700	350	250	500
60-65		1000	1400	800	400	275	650
70-75		1200	1600	900	450	300	820

ALL DISTANCES BASED ON 12 FT LANE WIDTHS.

REV. NO.	DATE	BY	CHK	DESCRIPTION

DESIGNED BY: ADP		CHECKED BY: ADP	
DRAWN BY: ADP		DATE: 7/10/2026	
PROJECT: 25502		SHEET: 10	

Stonebrooke		LYDIA DEVELOPMENT	
		COUNTY TURN LANE	
		TRAFFIC CONTROL	

[illegible]

Lydia Development – Commercial Sites Stormwater Management Plan and Resource Plan.

Prepared By:

Stonebrooke Engineering, Inc
12279 Nicollet Ave
Burnsville, MN 55379
952-402-9202

Prepared for:

Doug Schieffer
26456 Wyldewood Drive
Webster, MN

I certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.



Tim Arvidson, PE Reg. No. 25502 July 09, 2026

APPENDICES

Appendix A: Drainage Boundary Figures EX-1 & EX-2 and Floodplain Exhibit

Appendix B: Construction Plans

Appendix C: Hydrocad Report

Appendix C1: STA 13+75 County Ditch Crossing Modeling results.

Appendix D1: Web Soil Survey

Appendix E: Atlas 14 Rainfall

Appendix F: Geotech Report

Appendix G: Downstream Culvert Photos

Appendix H: Downstream Culvert Analysis Results

EXECUTIVE SUMMARY

This report summarizes the drainage analysis for the Lydia Commercial Site Development (the Project), a proposed commercial subdivision located near the intersection of TH-13 and County Road 10 in Spring Lake Township, MN. This stormwater management plan demonstrates compliance with the performance standards outlined in the Prior Lake-Spring Lake Watershed District, and the Scott County Zoning code. Approval is requested to construct the site as proposed in the attached documents.

Max impervious coverage was assumed for each lot for stormwater basin sizing. There is a good chance that the end buildout will have less impervious coverage than what was assumed, making the design more robust. Changes in surface types within the construction area are shown in Table 1. This

Table 1. Impervious Coverage Summary

Surface Type	Pre-Project (AC)	Post-Project (AC)	Net Change (AC)
Impervious Surface	0.33	38.02	+37.69
Pervious Surface	77.55	39.86	-37.69

Water Quality

The Project will increase impervious surfaces by 37.69 acres due to new roadway and future buildout. The site plan shows the max impervious allowed for each lot. Wherever feasible, the site design incorporates practices to disconnect impervious surfaces by retaining water on the surface and using low-gradient swales for sediment pretreatment before entering filtration basins. This approach provides additional benefits beyond those quantified in the modeling presented in this report. The lots will have to provide pre-treatment for their end development since this is hard to assume layouts.

Water Quantity and Peak Rates

An analysis was conducted to evaluate the impacts of the roadway, and stormwater improvements on the 2-, 10-, and 100-year, 24-hour rainfall events, as well as the 100-year, 10-day snowmelt event. HydroCAD modeling results are included in Appendix C. A summary of peak rates for the design storms is shown in Table 2. A summary of total stormwater volumes for the design storms are shown in Table 2A.

Table 2. Overall Peak Rate Summary: Pre- and Post-Development

Event	Existing (CFS)	Proposed (CFS)	Reduction (CFS)
2-Year	10.78	4.26	6.52
10-Year	25.88	14.38	11.50
100-Year	94.91	72.33	22.58
100-Year Snow	96.69	56.42	39.30

Table 2A. Overall Stormwater Volume Summary

Event	Existing (AF)	Proposed (AF)
2-Year	1.69	5.44
10-Year	5.08	12.54
100-Year	25.33	36.06
100-Year Snow	46.91	43.29

STORMWATER MANAGEMENT PLAN

Project Description

Lydia commercial Development (the Project) is a proposed commercial subdivision located near the intersection of TH-13 and County Road 10 in Spring Lake Townships, MN. This stormwater management plan has been prepared to demonstrate that the Project complies with the performance standards outlined in Prior Lake-Spring Lake Watershed District rules, and the Scott County Zoning code.

Existing Soils

The site's soils are classified as C or D, based on data from the NRCS Web Soil Survey (Appendix D).

Rainfall

Rainfall depths for the 2-, 10-, and 100-year storm events, as well as the 100-year, 10-day snowmelt event, were obtained from NOAA Atlas 14. See Table 3.

Table 3: Rainfall Depths (24-Hour Storm) for Spring Lake Township, MN

Event	Rainfall Depth (inches)
1-Year	2.48
2-Year	2.85
10-Year	4.23
100-Year	7.33
10-Day Snowmelt	7.20

Methodology

a 12279 Nicollet Avenue Burnsville, MN 55337
w stonebrookeengineering.com

o 952-402-9202
f 952.403.6803

The hydrologic characteristics of the site were modeled using HydroCAD. The TR-55 and TR-20 methods were employed to analyze hydrology, and existing and proposed drainage areas were delineated through a review of as-built data, current land survey data, and aerial imagery.

Pre-Development Conditions:

Site Conditions

The site primarily consists of open grassland and meadow.

There are four wetlands on-site:

1. Wetland 1: Small depression then will flow overland to the northwest into MNDOT TH-13
2. Wetland 2: A small depression that is connected to wetland one.
3. Wetland 3: A small depression that is both onsite and offsite to the east.
4. Wetland 4: A large depression that is both onsite and offsite to the south.

Drainage Areas

The site has three existing drainage areas, delineated in Appendix A. Calculations for the 2-, 10-, 100-year, and 100-year snowmelt events are included in Appendix C. The provides pre settlement curve numbers in the Scott County Zoning code were used to determine the existing predevelopment peak runoff rates.

Table 4. Pre-Development Peak Runoff Rates (CFS)

Drainage Area	2-Year (CFS)	10-Year (CFS)	100-Year (CFS)	100-Year Snowmelt (CFS)
NW (Through Wetlands 1 & 2) (E-1 & E-2)	1.98	3.37	14.03	22.67
To the East (Wetland 3) (E-2)	6.01	12.80	29.87	7.33
To the County Ditch (Before Crossing) (E-4)	1.66	11.17	48.06	24.31
To the County Ditch (After Crossing) (E-3 & E-6)	4.23	10.61	27.97	8.42
To the South (Wetland 4) (E-5)	0.00	0.95	36.41	38.81

Post-Development Conditions:

Post-Development Conditions

The Project will include a roadway that is going to service 15 commercial lots. There is going to be 2 filtration basins and 3 wet basins that will filter and treat water and act as retention to meet the peak flow rate reductions. The max impervious for each lot is listed below in table 5A.

Table 5A below shows each lot size, and the max impervious coverage for the lot.

BLOCK	LOT	SIZE (AC)	MAX IMPERVIOUS (AC)	% IMPERVIOUS
BLOCK 1	1	2.76	1.53	55%
BLOCK 1	2	2.5	1.7	68%
BLOCK 1	3	2.5	1.68	67%
BLOCK 1	4	4.96	1.70	34%
BLOCK 1	5	6.83	3.20	47%
BLOCK 1	6	4.2	2.31	55%
BLOCK 1	7	5.35	2.82	52%
BLOCK 2	1	11.83	2.68	22%
BLOCK 2	2	2.77	0.99	36%
BLOCK 2	3	2.99	2.11	71%
BLOCK 2	4	3.2	2.04	64%
BLOCK 2	5	3.44	2.32	67%
BLOCK 2	6	4.93	2	41%
BLOCK 2	7	5.03	1.63	32%
BLOCK 2	8	8.74	2.73	31%

The site will have five proposed drainage areas, delineated in Appendix A. For each proposed drainage area, the areas that are going to be disturbed the area was reduced one soil classification (ex. HSG 3 to 4) to account for compaction. For areas that are not getting disturbed in construction, the same curve numbers were used as existing. A summary of the proposed peak runoff rates can be seen below.

Peak Runoff Rates:

Table 5B. Post-Development Peak Runoff Rates (CFS)

Drainage Area	2-Year (CFS)	10-Year (CFS)	100-Year (CFS)	100-Year Snowmelt (CFS)
NW (Through Wetlands 1 & 2) (P-1)	1.30	2.12	10.94	9.62
To the East (Wetland 3) (P-2)	2.16	5.62	17.52	4.74
To the County Ditch (Before Crossing) (P-4)	0.79	7.58	44.78	21.87
To the County Ditch (After Crossing) (P-3 & P-6)	0.55	6.12	18.17	4.41
To the South (Wetland 4) (P-5)	0.00	0.26	27.31	30.31

For each drainage area the proposed flow rates are less than existing, meeting the Scott County Ordinance.

Scott county requires centerline culverts to be sized to handle the 10-year storm event. Table 6 below shows the results of the HYDRO CAD model for the road centerline culverts.

Table 6. Centerline Culvert 10-year storm event sizing.

Culvert Stationing	Proposed Pipe Size	10-Year runoff (CFS)	Capacity of the Culvert (CFS)
Sta: 6+00	30"	40.00	48.68
Sta: 14+75	24"	31.62	34.12
Sta: 23+30	24"	8.93	26.41
Sta: 29+60	24"	27.39	32.88

The below table is for the centerline culvert at STA:13+75 (County Ditch). This was sized and modeled in hy8 using stream stats. More detail is in Appendix C1.

Table 6B. Centerline Culvert at STA: 13+75.

FLOW				HWL			
2-YR	10-YR	50-YR	100-YR	2-YR	10-YR	50-YR	100-YR
24.5	72.4	133	163	935.07	936.71	938.39	939.3

Water Quality Treatment:

Site infiltration is not feasible onsite due to the presence of D soils, and the presence of hydric soils. Due to this filtration basins and wet stormwater basins with filtration benches were utilized to meet the county's water quality standard. The road in slopes and the roadway ditch/swales provide pretreatment prior to getting to a wet or filtration basin. The end developer will have to provide pre-treatment for their development prior to discharging into our regional basins.

For the wet basins, the flow volume for the 2.5" storm was used to set the minimum dead storage volume. This can be seen in table 7A below. Wet basins were selected in these locations due to the relatively large contributing drainage areas and associated runoff volumes. Filtration benches were added to the ponds to filter the 2-year rain event.

Wet basins with filtration benches were selected over filtration basins in certain areas due to their suitability for treating larger drainage areas and providing consistent performance under varying flow conditions. Filtration basins are typically more effective for smaller, more controlled drainage areas, whereas wet basins can accommodate higher runoff volumes and provide extended detention for improved sedimentation and nutrient removal. Additionally, wet basins offer greater operational reliability and reduced maintenance sensitivity compared to filtration systems, particularly in regional treatment applications. These factors support the use of wet basins over filtration basins in the identified locations.

Table 7A. Water Quality Treatment for Wet Basins

Basin	Storage Required (Acre-Feet)	Storage Required (Cubic Feet)	Dead Storage Provided (Cubic Feet)
Basin 1	2.84	123,710	124,128
Basin 4	4.76	207,345	226,390
Basin 5	2.22	98,466	101,295

For the filtration basins the volume of filtration design based on the 1" rain event over the impervious land coverage. This can be seen in table 7B below. Filtration basins were selected at these locations due to the presence of D soils, making infiltration not feasible. Additionally all filtration basins are capturing and filtering the 2-year storm event. All water for the 2-year storm events is passing through a filtration media.

Table 7B. Water Quality Treatment for Filtration Basins

FILTRATION VOLUMES					
	1.0" OVER IMPERVIOUS		BIOFILTRATION REDUCTION FACTOR	TREATMENT VOLUME REQUIRED	FILTRATION PROVIDED
	IMP AC	IMP CF (1" EVENT)			[CF]
BASIN 1	9.58	34,775	0.65	53,501	88,321
BASIN 2	1.37	4,973	0.65	7,651	12,474
BASIN 3	0.51	1,851	0.65	2,848	12,608
BASIN 4	17.6	63,888	0.65	98,289	184,047
BASIN 5	7.95	28,859	0.65	44,398	95,359

Wetlands

The wetland setbacks for Prior Lake Spring Lake Watershed and Scott County have a minimum width of 25 feet and an average width of 50 feet. These setbacks and seeding can be seen on the stormwater plan sheet for each wetland. Below is Table 8A which summarizes the perimeter of each wetland, and the calculated minimum area and the area provided.

Table 8A. Wetland Setback Summary.

Wetland	Perimeter (LF)	Required Buffer Area – 50 ft Setback (SF)	Buffer Area Provided (SF)
Wetland 1	414	20,700	22,031
Wetland 2	496	24,800	29,433
Wetland 3	486	24,300	24,349
Wetland 4	1,274	63,700	64,535

County Ditch Buffer

The county ditch buffer setback is a minimum of 15' with an average of 30 feet. These setbacks and see These setbacks and seeding can be seen on the stormwater plan sheet for each wetland. Below is Table

8B which summarizes the perimeter of each wetland, and the calculated minimum area and the area provided.

Table 8B. Ditch Buffer Setback Summary.

	Linear footage of Ditch [LF]	Required ditch buffer (frontage * 30) [SF]	Buffer provided [SF]
County Ditch Buffer (North and West Side)	2793	83,790	84,427
County Ditch Buffer (South and East side)	2079	62,370	62,516

In Scott County's ordinance states for slightly susceptible wetlands the 2-year storm bounce for the 2 year event is existing plus 1.0 feet. The table below summarizes the proposed wetland Bounce for the 2-year event for both the existing and proposed conditions for all 4 wetlands.

Table 9. Wetland Bounce for 2-yr storm event.

Wetland	Existing 2-Yr HWL	Proposed 2-Yr HWL	Net Change (ft)
Wetlands 1 & 2	937.78	938.33	+0.55
Wetland 3	938.73	938.66	-0.07
Wetland 4	942.27	942.35	+0.08

There are two flood plains located on the site, one around wetland 1 and 2 and the other around wetland 4. Exhibit 3 shows the floodplain fill and floodplain cut. Scott County ordinance states that there cannot be a net fill in the floodplain, and 2:1 mitigation is required for fill. The below table summarizes the floodplain fill and cut.

Table 10. Floodplain Calcs

Floodplain Area	Flood Elevation	Floodplain Fill (CY)	Floodplain Cut (CY)	Net Increase in Flood Storage (CY)
Wetlands 1 & 2	938.6	944	2,104	1,160
Wetland 4	943.8	771	1,797	1,026

There are two separate and different floodplains on the site. The first is by Wetland 4 and has a base flood elevation of 943.80. The second is by wetland 1 and 2 and has a base flood elevation of 938.60.

The need for floodplain fill is driven by both road alignment, stormwater treatment requirements and septic locations. Near Wetlands 1 and 2, the road location was dictated by the Scott County Highway Department, which required the access point to align with the existing approach on the opposite side of County Road 10. This constraint shifted the road further to the west. In addition, stormwater treatment requirements mandate that runoff from the road's impervious surfaces be treated prior to discharge into the wetlands. As a result, the stormwater basin had to be located between the road and the wetlands/floodplain, further constraining the site layout and contributing to the need for floodplain fill in this area.

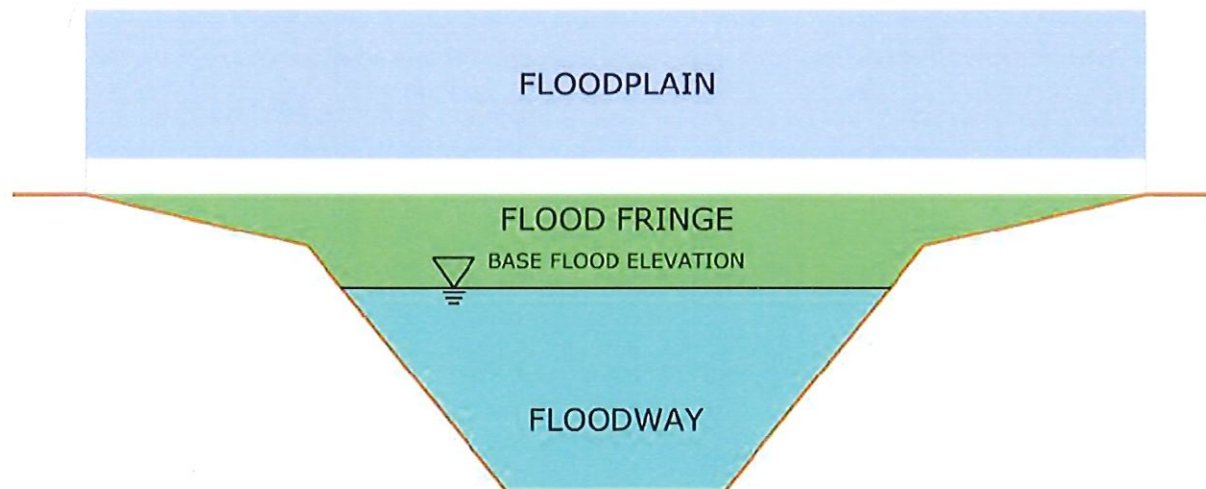
Under Minnesota law, a floodway consists of the channel and those portions of the floodplain that are "reasonably required to carry and discharge floodwater and provide water storage during a regional flood."

The area in question along the southern property boundary:

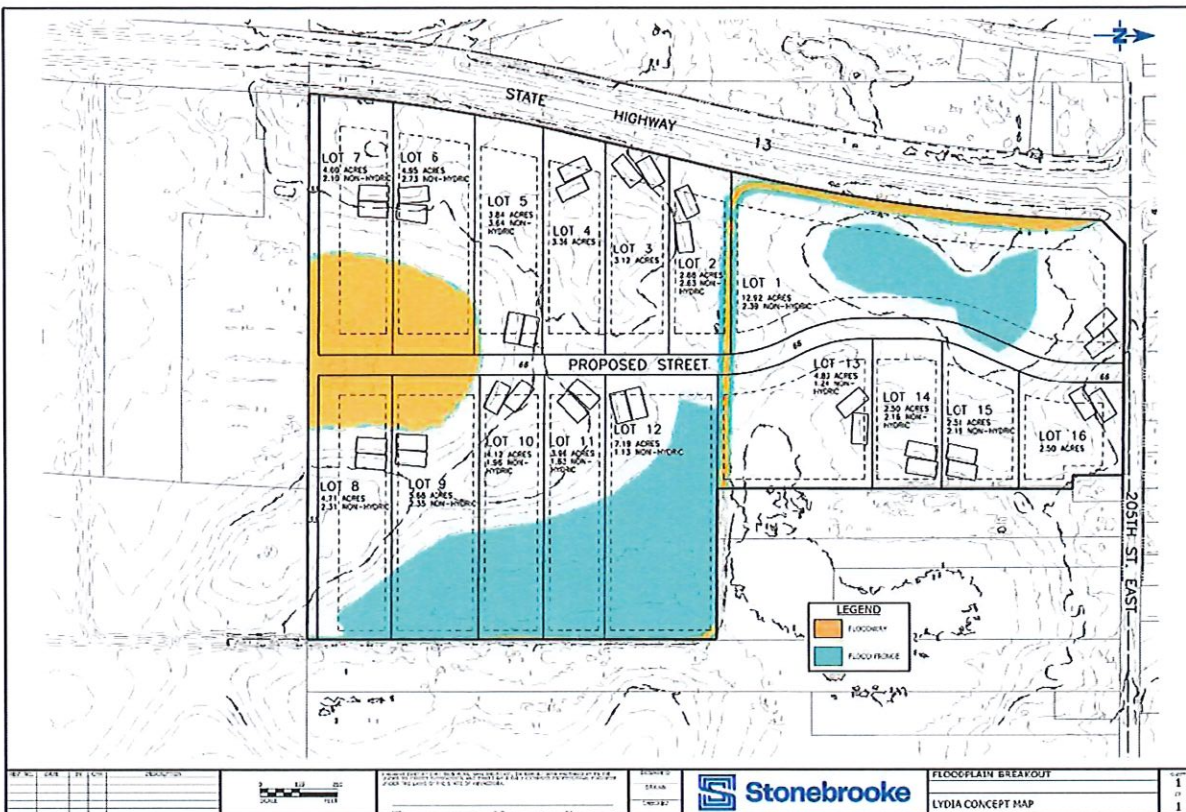
- is isolated from any defined stream channel.
- Lies at the outer edge of the mapped floodplain.
- Functions as a broad overbank storage area rather than a principal flow conveyance corridor.
- Does not serve as a hydraulic pinch point between topographic controls.

Floodways are intended to preserve those portions of the floodplain needed to pass the regional flood without causing unacceptable increases in flood elevation. The area in question is surplus storage rather than required conveyance.

Flood Fringe is typically the portion of the 1% annual chance flood plain located outside of the Floodway. Because the area is located at the fringe of the inundation area rather than within the primary flow path, **it better matches the definition of flood fringe than floodway**. Additionally, the area does not constitute a hydraulically significant conveyance corridor but rather functions as a shallow overbank storage area. Because the area lacks a defined channel, does not function as a hydraulic constriction, and contributes primarily to temporary storage, it should be classified as Flood Fringe. The proposed fill within this area would not result in a measurable increase in regional flood elevations; despite this, the project is proposing additional mitigation that will increase available flood storage capacity for the area.



Preliminary concepts for the site development showed the road alignment traversing the floodplain area. While this road alignment did provide more usable land for the end users, it was determined that it would be better to avoid this area, protecting the floodplain. After several design iterations, it was decided that the current layout is best for both the floodplain and the developed property.



Downstream Analysis

The proposed site results in a reduction in peak discharge rates compared to existing conditions. However, because infiltration is not feasible at the site, the total runoff volume from the site increases under post-development conditions. Per Scott County Zoning Ordinance Chapter 6, a downstream analysis is required when a project increases stormwater runoff volumes above pre-settlement conditions. The purpose of the analysis is to demonstrate that the proposed development will not adversely affect downstream properties, infrastructure, or water resources. The ordinance requires the analysis to extend downstream to a point where the contributing drainage area is at least ten times the project area. Since the project site encompasses approximately 79 acres, the downstream analysis must extend to a location with a drainage area of at least 790 acres.

The site discharges from the northwest corner of the property through an existing 60" RCP culvert beneath Trunk Highway (TH) 13. The contributing drainage area at this culvert is approximately 762 acres. Flow then continues northwest and south along the west side of TH 13 to an existing 72" RCP culvert located approximately 1,000 feet downstream. The 72" RCP culvert is located beneath Langford Way and drains west. The contributing drainage area to the 72" RCP is approximately 928 acres. Because the drainage area exceeds 790 acres at the downstream culvert, the analysis area satisfies the Scott County ordinance requirements.

A field review was conducted to evaluate the existing downstream drainage system. The downstream culverts and conveyance ditch were observed to be in good condition and functioning as intended. Photographs are provided in Appendix G.

To evaluate downstream capacity, hydraulic analyses were completed for both culverts using HY-8. Drainage area information was obtained from StreamStats, and culvert dimensions and invert elevations were obtained through field measurements. A summary of the results is provided in Table 11. Supporting StreamStats information and full HY-8 reports are included in Appendix H.

Table 11. Downstream Culvert Analysis Results

	Ex. Culvert under TH 14	Ex. Culvert under Langford Way
Existing Culvert Size and Material	60" RCP	72" RCP
Upstream Invert	932.17	930.38
Downstream Invert	931.43	930.11
Total Drainage Area	762 acres	928 acres
100-yr HWL	938.58	936.00
Approximate Roadway Overtopping Elevation	945	942

The hydraulic analysis indicates that both culverts have adequate capacity to convey the 100-year storm event without overtopping the adjacent roadways. The calculated 100-year headwater elevations remain well below roadway overtopping elevations and do not encroach upon nearby structures. The nearest potentially affected residence, located at 20465 Langford Way, has a ground elevation of approximately 948 feet, which is significantly higher than both the calculated 100-year headwater elevations and roadway overtopping elevations.

Although the proposed development increases total runoff volume, it decreases peak discharge rates relative to existing conditions. Because peak discharge governs the maximum water surface elevation within the downstream conveyance system, the reduced peak flow is not expected to increase flooding potential, culvert surcharge conditions, or water surface elevations downstream. The additional runoff volume will be conveyed over a longer duration rather than as a higher peak flow.

Furthermore, the receiving drainage system serves a large watershed, with drainage areas ranging from approximately 762 to 928 acres. The project site represents only a small portion of the total contributing drainage area. As a result, the increase in runoff volume from the site constitutes a relatively minor contribution to the overall runoff volume conveyed through the downstream system during major storm events.

Based on the field observations, hydraulic analysis, available downstream capacity, reduced post-development peak discharge rates, and the absence of known flooding or erosion concerns within the analyzed reach, the proposed increase in runoff volume is not anticipated to adversely impact

downstream properties, infrastructure, or water resources. While minor increases in the duration of flow and inundation may occur, these increases are not expected to result in increased flood elevations, roadway overtopping, property damage, or other adverse downstream impacts.

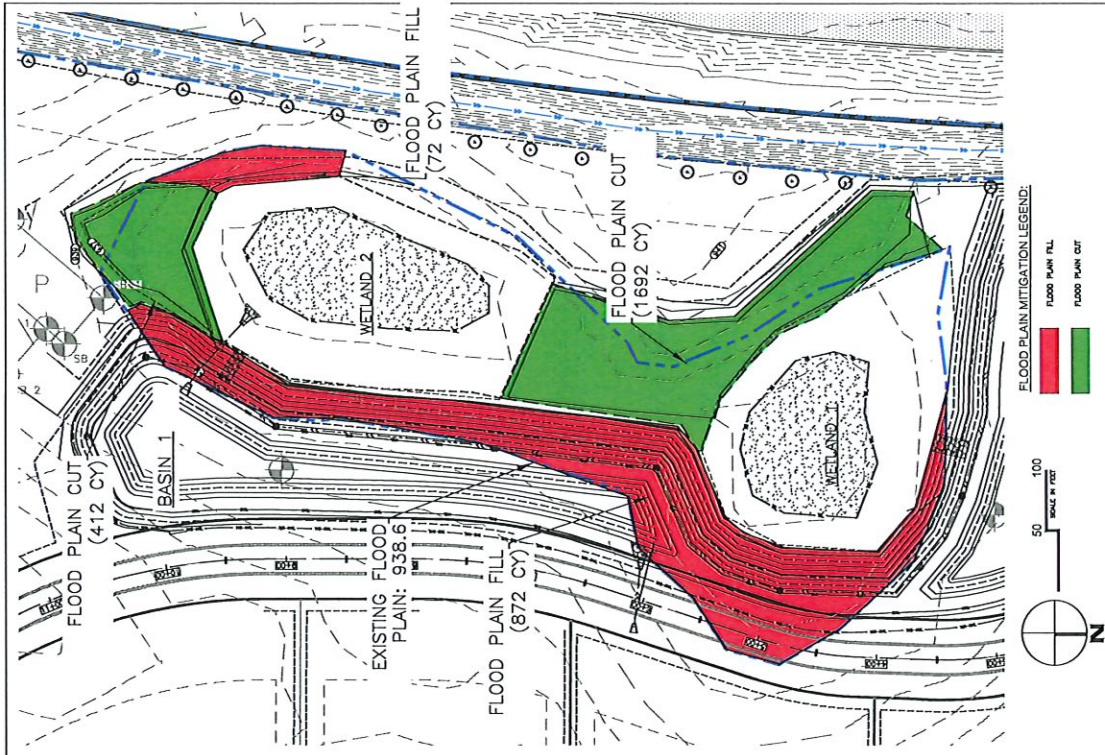
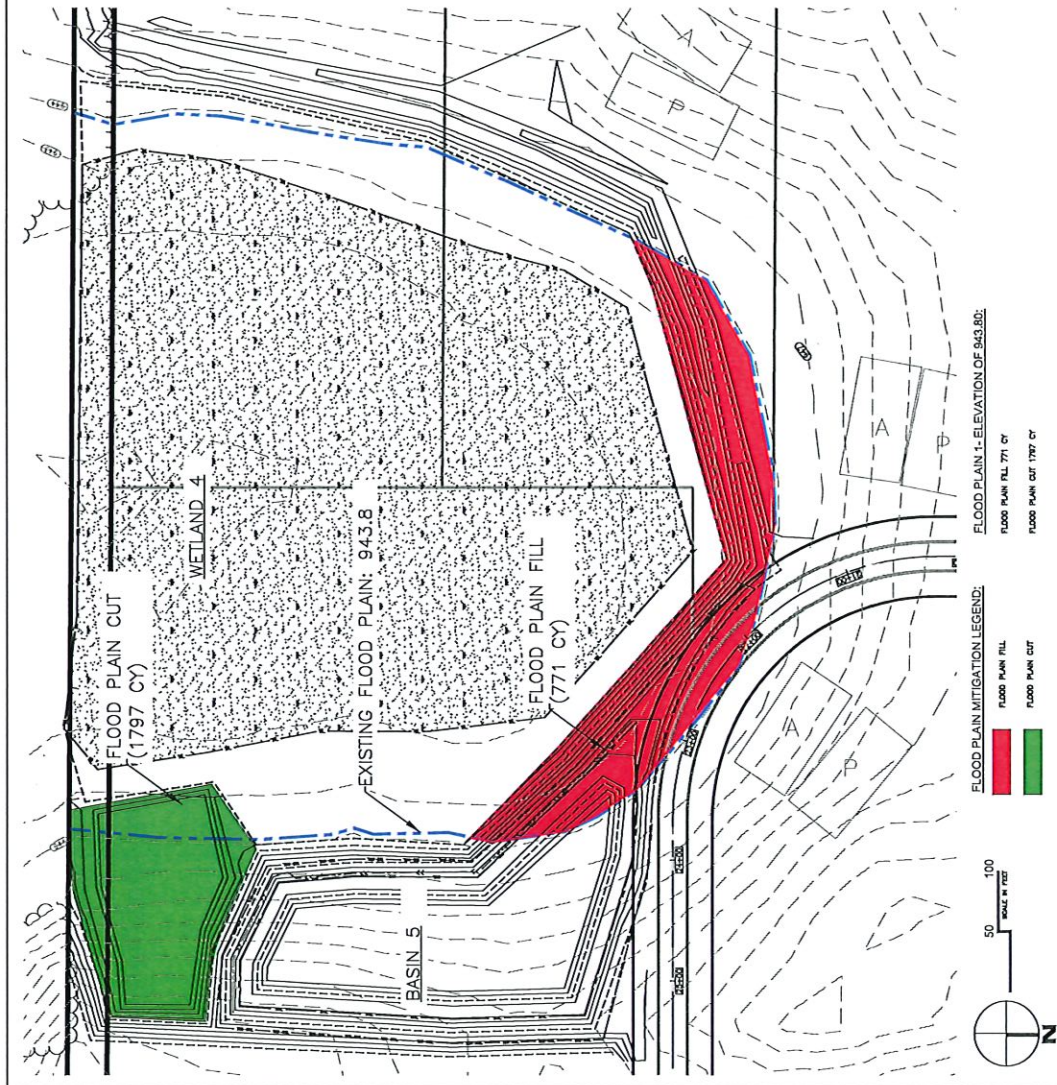
If you have any questions or need additional information, please contact:

Tim Arvidson

Phone: 612-328-6382

Email: tarvidson@stonebrookeengineering.com

Appendix A: Drainage Boundary Figures and Floodplain Exhibit



REV. NO.	DATE	BY	CHK	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MASSACHUSETTS.

Tom Chisholm LIC. NO. 23552 DATE: 7/01/2025

DESIGNED: AJP
DRAWN: AJP
CHECKED: AJP/TA



Stonebrooke

LYDIA PRIME CENTRAL DEVELOPMENT
FLOOD PLAIN MITIGATION EXHIBIT

EX-3

Appendix B: Construction Plans

LYDIA PRIME CENTRAL DEVELOPMENT COMMERCIAL SITES

LYDIA, SPRING LAKE TOWNSHIPS, MINNESOTA

OWNER

VICINITY MAP

Marystown

Prior Lake

SPRING LAKE

DOON BURY KNOLLS

PROJECT LOCATION

SITE MAP



LYDIA PRIME CENTRAL DEVELOPMENT
DOUG SCHIEFFER
DSCHIEFFER@NORTHLANDCM.COM
26456 WYLDWOOD DRIVE
WEBSTER, MN 55088
612.363.1933

DESIGN TEAM

CIVIL ENGINEER

STONEBROOKE ENGINEERING
TIM ARVIDSON
TARVIDSON@STONEBROOKEENGINEERING.COM
12279 NICOLLET AVE
BURNSVILLE, MN 55337
952.402.9202

SURVEYOR

STONEBROOKE ENGINEERING
AARON MAGES
AMAGES@STONEBROOKEENGINEERING.COM
12279 NICOLLET AVE
BURNSVILLE, MN 55337
952.402.9202

SHEET INDEX

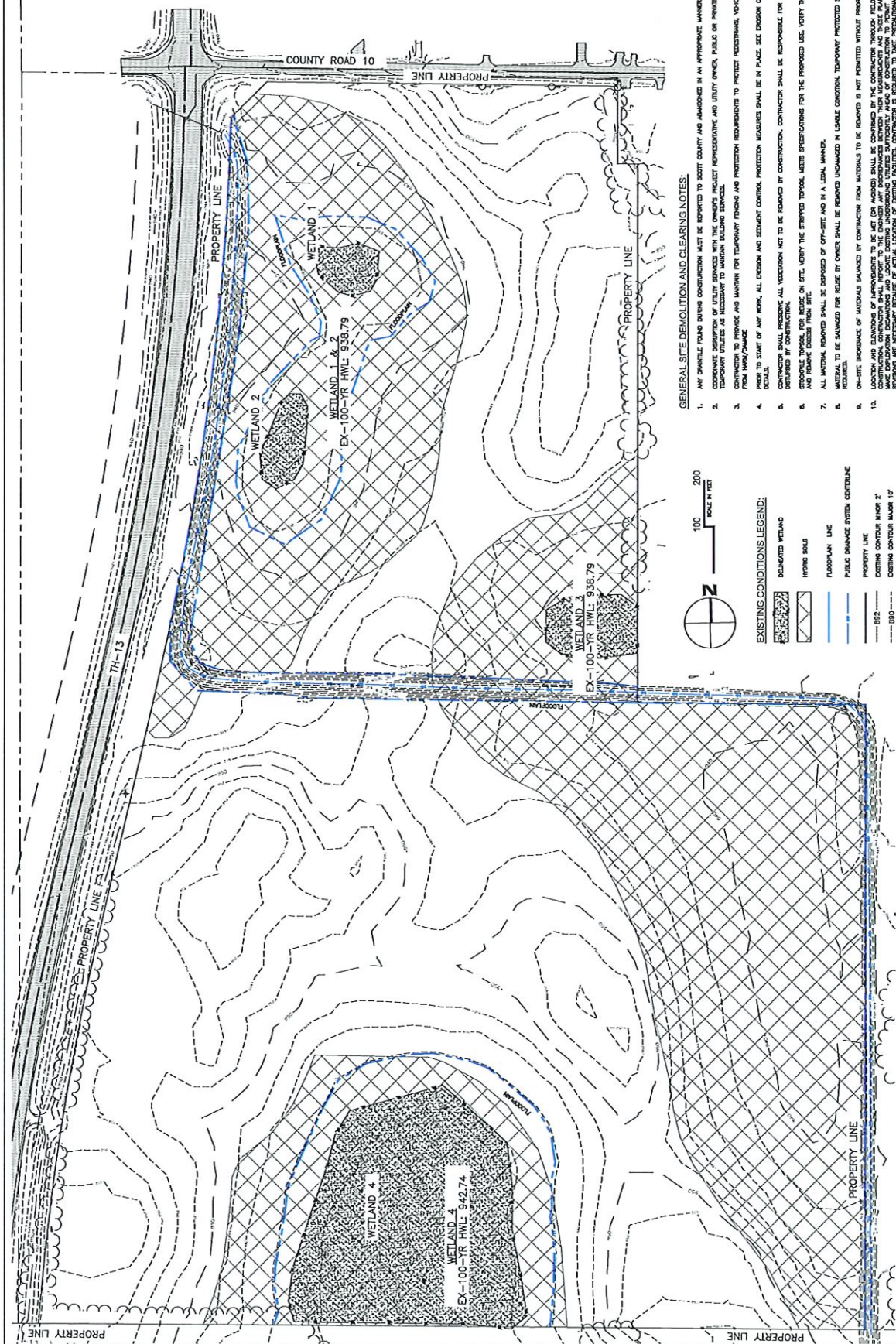
CIVIL

- | | |
|-------|--|
| 1 | TITLE SHEET |
| 2 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| 3-6 | STREET PLAN AND DETAILS |
| 9-13 | SITE PLAN AND DETAILS |
| 14-19 | STORMWATER AND GRADING PLAN |
| 20-26 | STORMWATER POLLUTION PREVENTION PLAN (SWPPP) |

EXHIBITS

EX-1	EXISTING DRAINAGE CONDITIONS
EX-2	PROPOSED DRAINAGE CONDITIONS
EX-3	FLOODPLAIN MITIGATION EXHIBIT
EX-4	WETLAND AND DITCH BUFFER EXHIBIT

[illegible]



GENERAL SITE DEMOLITION AND CLEARING NOTES:

1. ANY REMOVAL OF EXISTING DEMOLITION SHALL BE REPORTED TO THE COUNTY AND HANDLED IN AN APPROPRIATE MANNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND THE STATE OF NEW YORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND THE STATE OF NEW YORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND THE STATE OF NEW YORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND THE STATE OF NEW YORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND THE STATE OF NEW YORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND THE STATE OF NEW YORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND THE STATE OF NEW YORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND THE STATE OF NEW YORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND THE STATE OF NEW YORK.

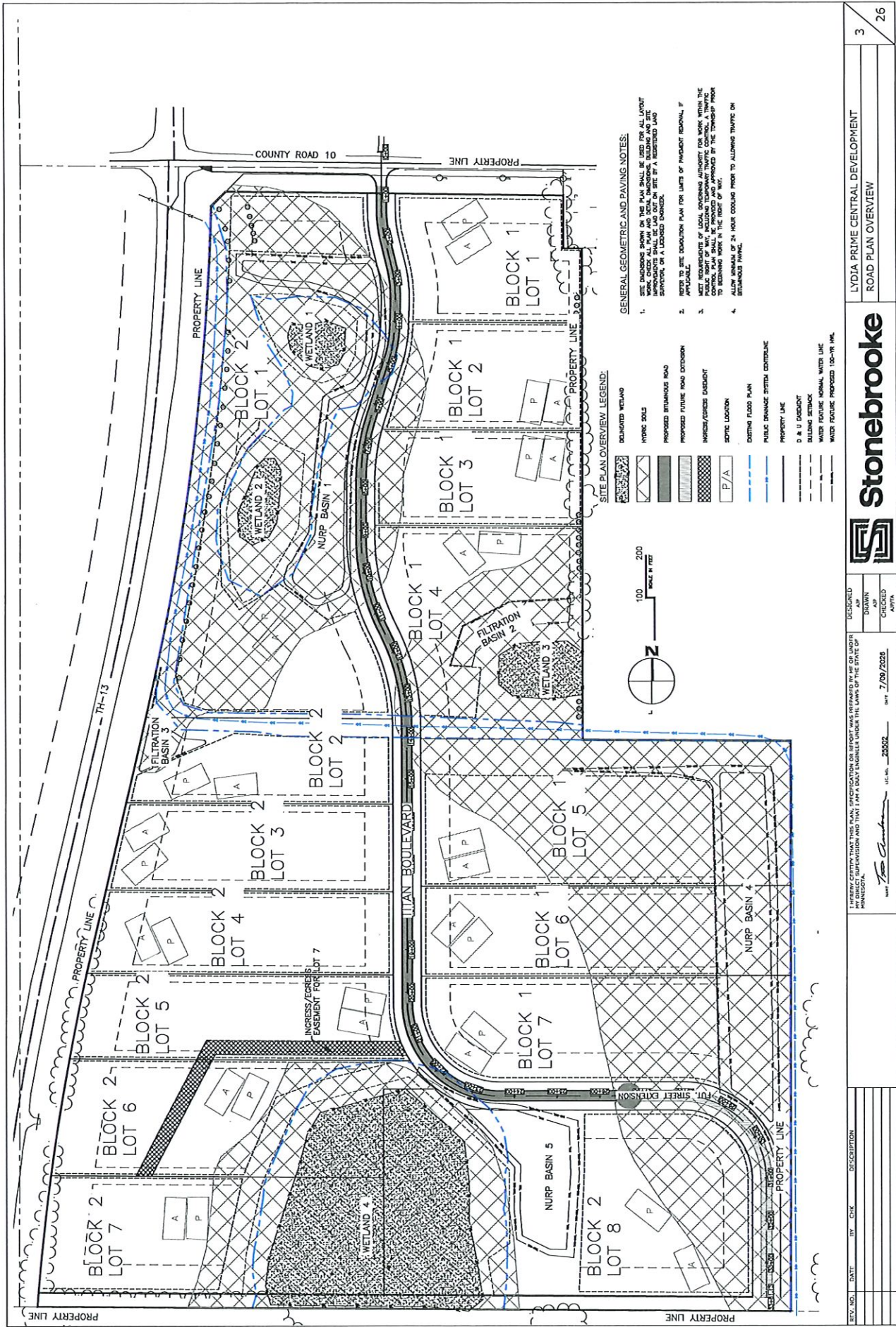
EXISTING CONDITIONS LEGEND:

- DELIMITED WETLAND
- HYDROLOGIC ZONE
- FLOODPLAIN LINE
- PUBLIC DRAINAGE SYSTEM CENTERLINE
- PROPERTY LINE
- EXISTING CONTOUR MINOR 2'
- EXISTING CONTOUR MAJOR 10'

DATE: 04/09/2026	BY: [Signature]	CHK: [Signature]	DISCUSSION: [Text]
DESIGNED BY: [Signature]	DRAWN BY: [Signature]	CHECKED BY: [Signature]	APPROVED BY: [Signature]
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED UNDER THE LAWS OF THE STATE OF NEW YORK. _____ <i>Tom Chubb</i> 23002			
LYDIA PRIME CENTRAL DEVELOPMENT EXISTING CONDITIONS			
26			

Stonebrooke





REV. NO.	DATE	BY	CHK	DESCRIPTION
1	03/09/2026	ST	ST	ST
2	03/09/2026	ST	ST	ST
3	03/09/2026	ST	ST	ST
4	03/09/2026	ST	ST	ST
5	03/09/2026	ST	ST	ST
6	03/09/2026	ST	ST	ST
7	03/09/2026	ST	ST	ST
8	03/09/2026	ST	ST	ST
9	03/09/2026	ST	ST	ST
10	03/09/2026	ST	ST	ST
11	03/09/2026	ST	ST	ST
12	03/09/2026	ST	ST	ST
13	03/09/2026	ST	ST	ST
14	03/09/2026	ST	ST	ST
15	03/09/2026	ST	ST	ST
16	03/09/2026	ST	ST	ST
17	03/09/2026	ST	ST	ST
18	03/09/2026	ST	ST	ST
19	03/09/2026	ST	ST	ST
20	03/09/2026	ST	ST	ST
21	03/09/2026	ST	ST	ST
22	03/09/2026	ST	ST	ST
23	03/09/2026	ST	ST	ST
24	03/09/2026	ST	ST	ST
25	03/09/2026	ST	ST	ST
26	03/09/2026	ST	ST	ST
27	03/09/2026	ST	ST	ST
28	03/09/2026	ST	ST	ST
29	03/09/2026	ST	ST	ST
30	03/09/2026	ST	ST	ST
31	03/09/2026	ST	ST	ST
32	03/09/2026	ST	ST	ST
33	03/09/2026	ST	ST	ST
34	03/09/2026	ST	ST	ST
35	03/09/2026	ST	ST	ST
36	03/09/2026	ST	ST	ST
37	03/09/2026	ST	ST	ST
38	03/09/2026	ST	ST	ST
39	03/09/2026	ST	ST	ST
40	03/09/2026	ST	ST	ST
41	03/09/2026	ST	ST	ST
42	03/09/2026	ST	ST	ST
43	03/09/2026	ST	ST	ST
44	03/09/2026	ST	ST	ST
45	03/09/2026	ST	ST	ST
46	03/09/2026	ST	ST	ST
47	03/09/2026	ST	ST	ST
48	03/09/2026	ST	ST	ST
49	03/09/2026	ST	ST	ST
50	03/09/2026	ST	ST	ST
51	03/09/2026	ST	ST	ST
52	03/09/2026	ST	ST	ST
53	03/09/2026	ST	ST	ST
54	03/09/2026	ST	ST	ST
55	03/09/2026	ST	ST	ST
56	03/09/2026	ST	ST	ST
57	03/09/2026	ST	ST	ST
58	03/09/2026	ST	ST	ST
59	03/09/2026	ST	ST	ST
60	03/09/2026	ST	ST	ST
61	03/09/2026	ST	ST	ST
62	03/09/2026	ST	ST	ST
63	03/09/2026	ST	ST	ST
64	03/09/2026	ST	ST	ST
65	03/09/2026	ST	ST	ST
66	03/09/2026	ST	ST	ST
67	03/09/2026	ST	ST	ST
68	03/09/2026	ST	ST	ST
69	03/09/2026	ST	ST	ST
70	03/09/2026	ST	ST	ST
71	03/09/2026	ST	ST	ST
72	03/09/2026	ST	ST	ST
73	03/09/2026	ST	ST	ST
74	03/09/2026	ST	ST	ST
75	03/09/2026	ST	ST	ST
76	03/09/2026	ST	ST	ST
77	03/09/2026	ST	ST	ST
78	03/09/2026	ST	ST	ST
79	03/09/2026	ST	ST	ST
80	03/09/2026	ST	ST	ST
81	03/09/2026	ST	ST	ST
82	03/09/2026	ST	ST	ST
83	03/09/2026	ST	ST	ST
84	03/09/2026	ST	ST	ST
85	03/09/2026	ST	ST	ST
86	03/09/2026	ST	ST	ST
87	03/09/2026	ST	ST	ST
88	03/09/2026	ST	ST	ST
89	03/09/2026	ST	ST	ST
90	03/09/2026	ST	ST	ST
91	03/09/2026	ST	ST	ST
92	03/09/2026	ST	ST	ST
93	03/09/2026	ST	ST	ST
94	03/09/2026	ST	ST	ST
95	03/09/2026	ST	ST	ST
96	03/09/2026	ST	ST	ST
97	03/09/2026	ST	ST	ST
98	03/09/2026	ST	ST	ST
99	03/09/2026	ST	ST	ST
100	03/09/2026	ST	ST	ST

3

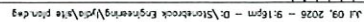
26

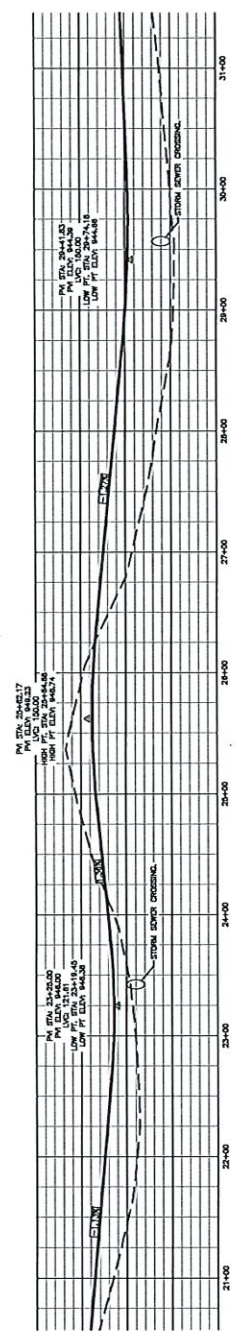
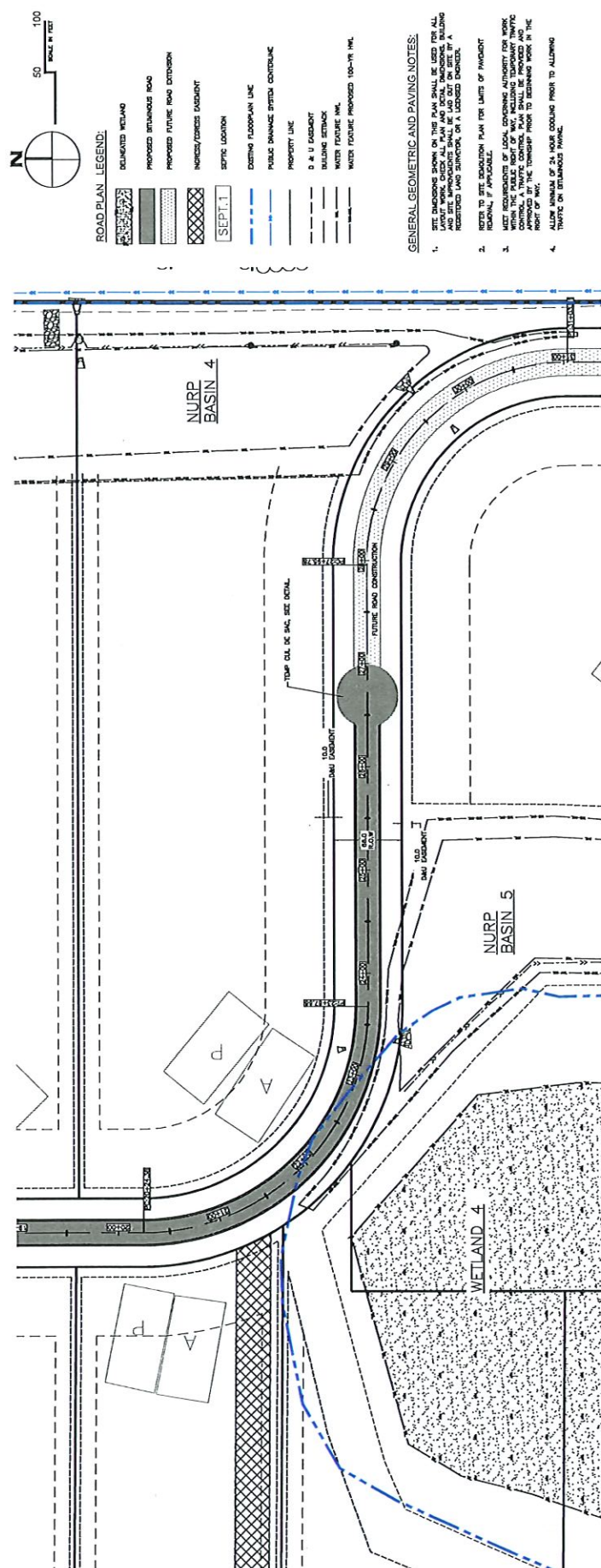
LYDIA PRIME CENTRAL DEVELOPMENT
ROAD PLAN OVERVIEW

Stonebrooke

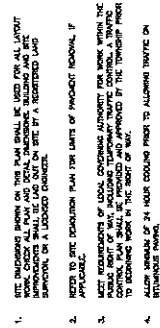
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 7/09/2026

1. I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.



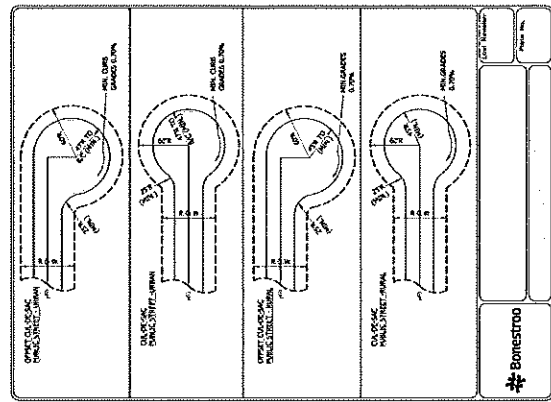
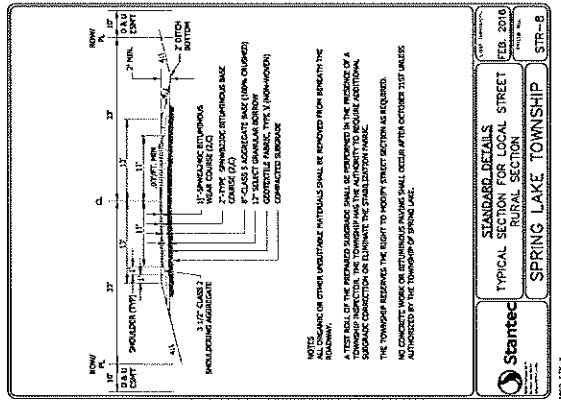
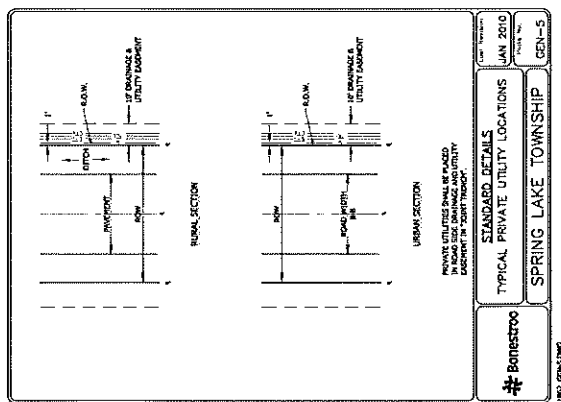


Stonebrooke LYDIA PRIME CENTRAL DEVELOPMENT ROAD PLAN STA: 22+00 - 29+00		6 25
DESIGNED DRAWN CHECKED APPROVED	7/10/2026 25502	25



LYOJA PRIME CENTRAL DEVELOPMENT	7
ROAD PLAN	
STA:29+00 - 35+00	26

44 09 2023 - 5:16pm - D:\Stonebrook Engineering\Lydia Prime Plan.dwg



REV. NO.	DATE	BY	CHK	DESCRIPTION
1	7/20/2023	STP	STP	LYDIA PRIME CENTRAL DEVELOPMENT
2	7/20/2023	STP	STP	SITE PLAN
3	7/20/2023	STP	STP	DETAILS

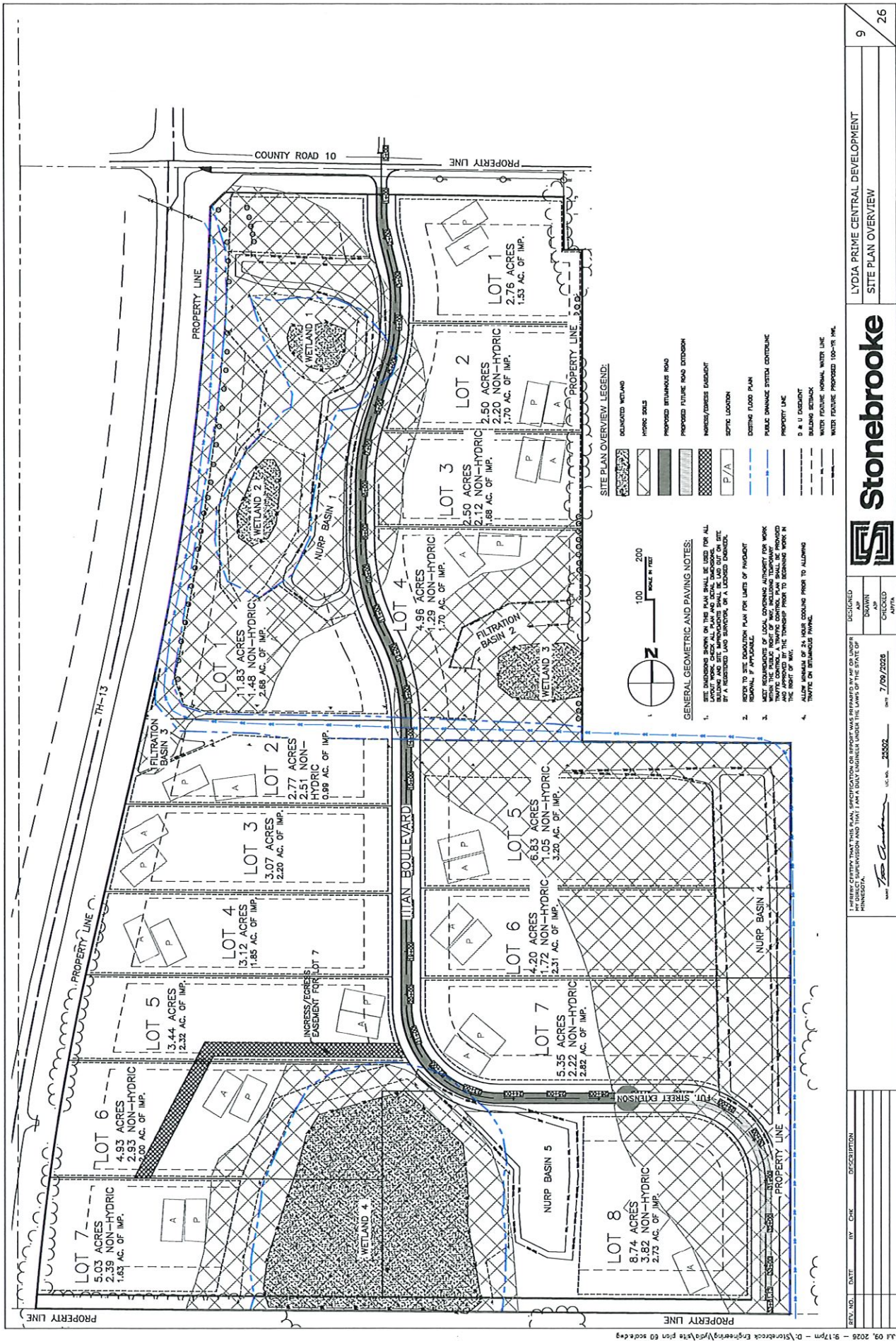
LYDIA PRIME CENTRAL DEVELOPMENT

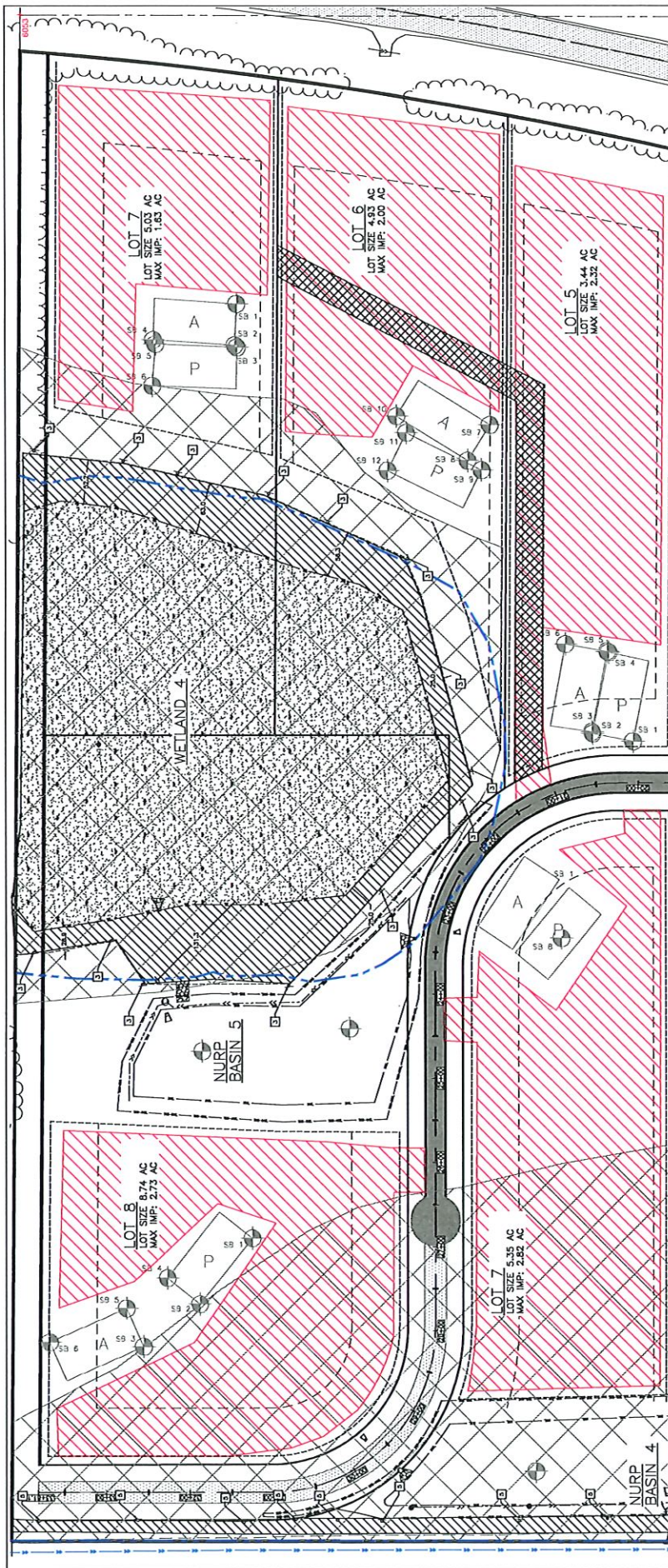
SITE PLAN

DETAILS

8

26

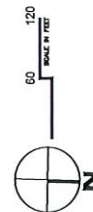




- KEY NOTES**
- 1. STORM BASIN (SEE DETAIL 004-4)
 - 2. NOT USED
 - 3. WETLAND MONUMENT SHOWN (SEE DETAIL 004-10)
 - 4. STREET BSM
 - 5. PLASO DITCH BUFFER MONUMENT

- GENERAL GEOMETRIC AND PAVING NOTES:**
1. SEE DIMENSIONS SHOWN ON THIS PLAN SHALL BE USED FOR ALL LAYOUT WORK. CHECK ALL PAVES AND DETAIL DIMENSIONS. BUILDING FOOTPRINTS SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY. REGISTERED LAND SURVEYOR, OR A LICENSED ENGINEER.
 2. REFER TO SITE DEMOLITION PLAN FOR LIMITS OF EXISTING ROADWAY.
 3. MEET REQUIREMENTS OF LOCAL GOVERNING AUTHORITY FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING TEMPORARY TRAFFIC CONTROL, TRAFFIC CONTROL PLAN, AND SIGNAGE. ALL WORK SHALL BE COMPLETED WITHIN THE TRAVEL LANE TO BE RECONSTRUCTED. ALL WORK SHALL BE COMPLETED WITHIN THE TRAVEL LANE TO BE RECONSTRUCTED.
 4. ALLOW MINIMUM OF 24 HOUR CLOSING PRIOR TO ALLOWING TRAFFIC ON ADJACENT ROADWAY.

- ROAD PLAN LEGEND:**
- DELIMITED WETLAND
 - WETLAND BUFFER AND PLASO DITCH BUFFER
 - PROPOSED RETAINMENT ROAD
 - PROPOSED FUTURE ROAD EXTENSION
 - PROPOSED FUTURE EASEMENT
 - CONCEPTUAL MAX IMPROVED LAND COVERAGE
 - SEPTIC LOCATION
 - EXISTING FLOOD PLAIN LINE
 - PUBLIC DRAINAGE SYSTEM CENTERLINE
 - PROPERTY LINE
 - 2" & 4" DRAINAGE
 - BUILDING SETBACK
 - WATER FUTURE BSM
 - WATER FUTURE PROPOSED 100-YR FLM



STATION NO.	DATE	REV	CHK	DESCRIPTION
12				LYDIA PRIME CENTRAL DEVELOPMENT
26				SITE PLAN
				STA-22+00 - 29+00



DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

DATE
7/09/2025

SCALE
1" = 40'

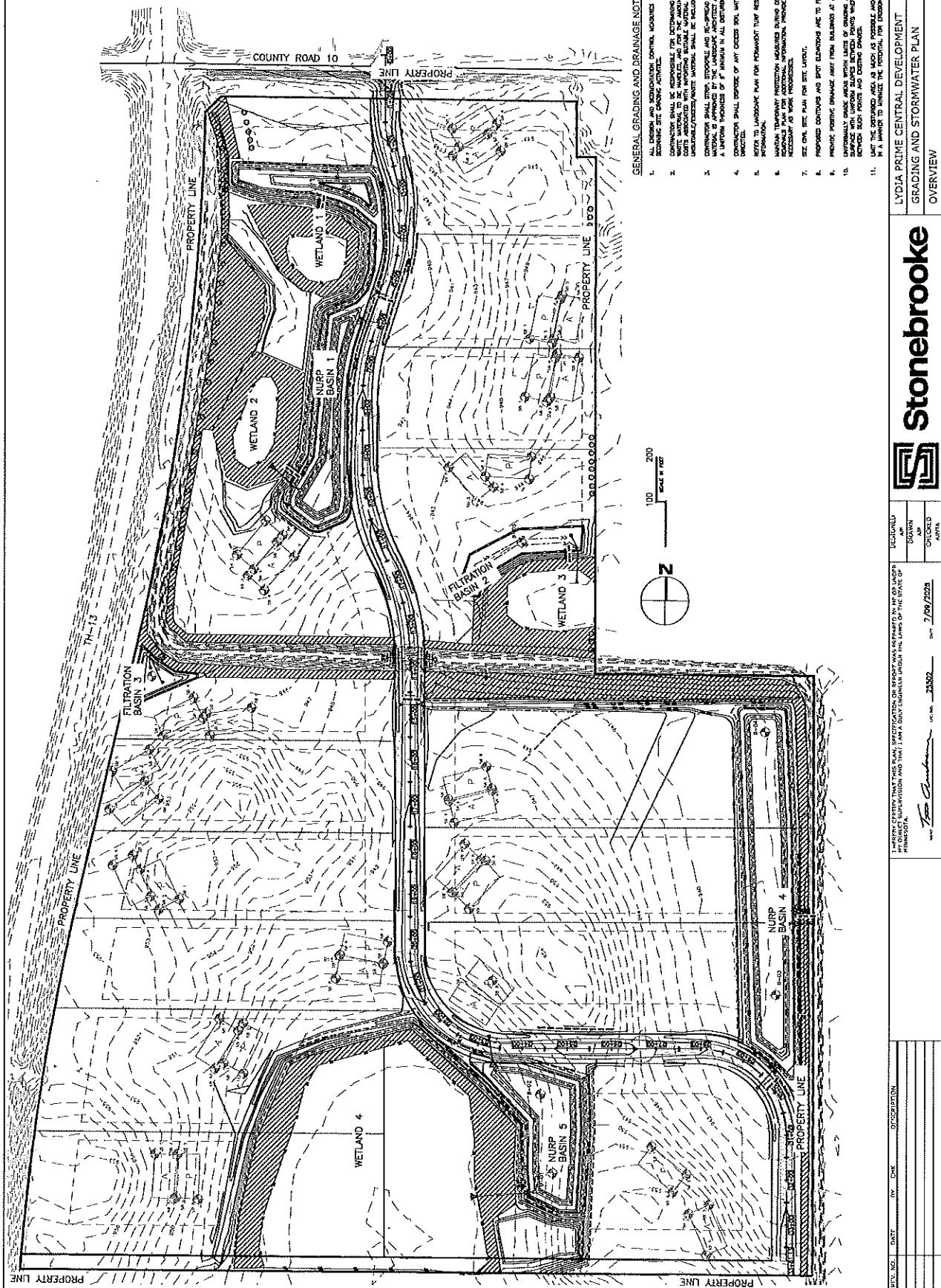
PROJECT NO.
23502

DESIGNED BY
AP

DRAWN BY
AP

CHECKED BY
AP

REV. NO.				
----------	--	--	--	--



GENERAL GRADING AND DRAINAGE NOTES:

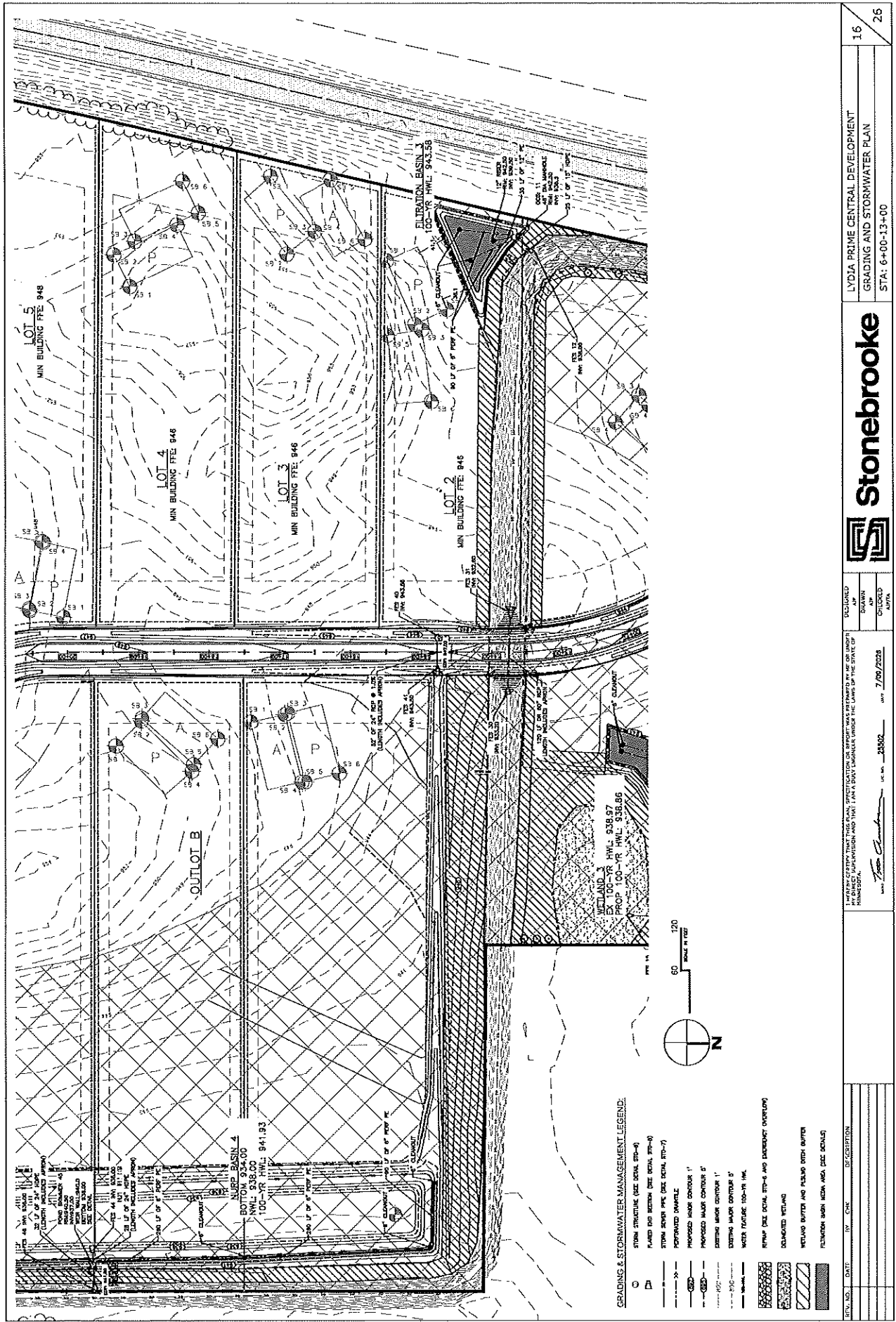
1. ALL DRAINAGE AND RETENTION CONTROL MEASURES SHALL BE IN PLACE BEFORE CONSTRUCTION OF THE BUILDING.
2. CONSTRUCTION SHALL BE COMPLETED FOR PERMANENT DRAINAGE OF SITE, TILLAGE, AND EROSION CONTROL MEASURES SHALL BE IN PLACE BEFORE CONSTRUCTION OF THE BUILDING. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETED.
3. CONSTRUCTION SHALL STAY WITHIN THE BOUNDARIES OF THE NURP BASIN. IF A LARGER BASIN IS REQUIRED, THE LARGER BASIN SHALL BE DESIGNED AND CONSTRUCTED AS A SEPARATE BASIN.
4. CONSTRUCTION SHALL PROVIDE OF ANY EXCESS SOIL MATERIAL, UNLESS OTHERWISE SPECIFIED.
5. THE LANDSCAPE PLAN FOR PERMANENT TYPING RESTORATION AND PLANTING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS PROVIDER FOR APPROVAL.
6. MAXIMUM TEMPORARY PROTECTION MEASURES DURING CONSTRUCTION ACTIVITIES, SEE SITE SPECIFICATIONS FOR THE MAXIMUM PROTECTION MEASURES, UNLESS OTHERWISE SPECIFIED.
7. SEE CIVIL SITE PLAN FOR SITE LAYOUT.
8. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED SURFACE GRADE.
9. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES.
10. UNDESIRABLE GRADE AREAS WITHIN LIMITS OF GRADING AND FINISHES, A SMOOTH FINISHED GRADE SHALL BE PROVIDED TO PREVENT EROSION AND TO MAINTAIN THE GRADE OF THE SITE.
11. LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE AND CONSIDER GRADING OPERATIONS IN A MANNER TO MINIMIZE THE IMPACT TO THE ENVIRONMENT.

14	26
LYDIA PRIME CENTRAL DEVELOPMENT	GRADING AND STORMWATER PLAN
OVERVIEW	



DESIGNED BY	DATE	PROJECT NO.	DATE
APPROVED BY	DATE	PROJECT NO.	DATE
DESIGNED BY	DATE	PROJECT NO.	DATE
APPROVED BY	DATE	PROJECT NO.	DATE

DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

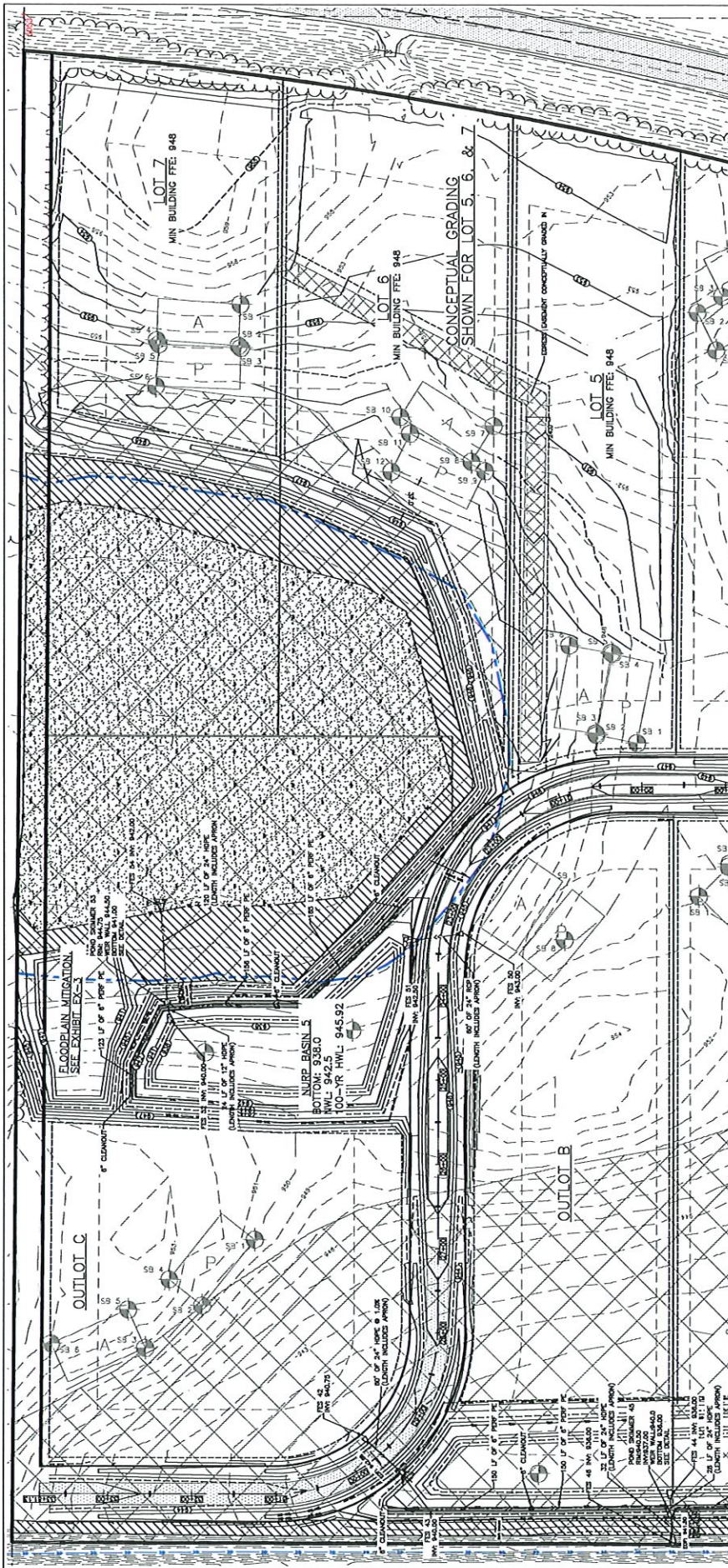


16
 LYDIA PRIME CENTRAL DEVELOPMENT
 GRADING AND STORMWATER PLAN
 STA: 6+00-13+00

Stonebrooke

APPROVED
 DRAWN
 CHECKED
 7/10/2026
 23302

REV. NO.	DATE	BY	CHK	DESCRIPTION



GRADING & STORMWATER MANAGEMENT LEGEND:

- STORM STRUCTURE (SEE DETAIL STD-4)
- FLOOD PLAIN (SEE DETAIL STD-4)
- STORM SEWER PIPE (SEE DETAIL STD-7)
- PERFORATED MANHOLE
- PROPOSED MINOR CONTOUR 1"
- PROPOSED MAJOR CONTOUR 5"
- EXISTING MINOR CONTOUR 1"
- EXISTING MAJOR CONTOUR 5"
- WATER FEATURE 100-15' HRL
- RRAP (SEE DETAIL STD-8 AND EXISTING OVERLAY)
- DEGRADED WETLAND
- WETLAND BUFFER AND FLOODING DETAIL BUFFER
- FLOODPLAIN BUFFER AREA (SEE DETAIL)

DATE: _____ BY: _____

DESCRIPTION: _____

DESIGNED: _____

CHECKED: _____

DATE: 7/09/2025

SCALE: 1"=40'

PROJECT: 13-00-20-00

STATION: 13-00-20-00

DATE: 7/09/2025

SCALE: 1"=40'

PROJECT: 13-00-20-00

STATION: 13-00-20-00

DATE: 7/09/2025

SCALE: 1"=40'

PROJECT: 13-00-20-00

STATION: 13-00-20-00

DATE: 7/09/2025

SCALE: 1"=40'

PROJECT: 13-00-20-00

STATION: 13-00-20-00

DATE: 7/09/2025

SCALE: 1"=40'

PROJECT: 13-00-20-00

STATION: 13-00-20-00

DATE: 7/09/2025

LYDIA PRIME CENTRAL DEVELOPMENT
GRADING AND STORMWATER PLAN
STA: 13-00-20-00

Stonebrooke

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

26

17

17

26

17

26

17

26

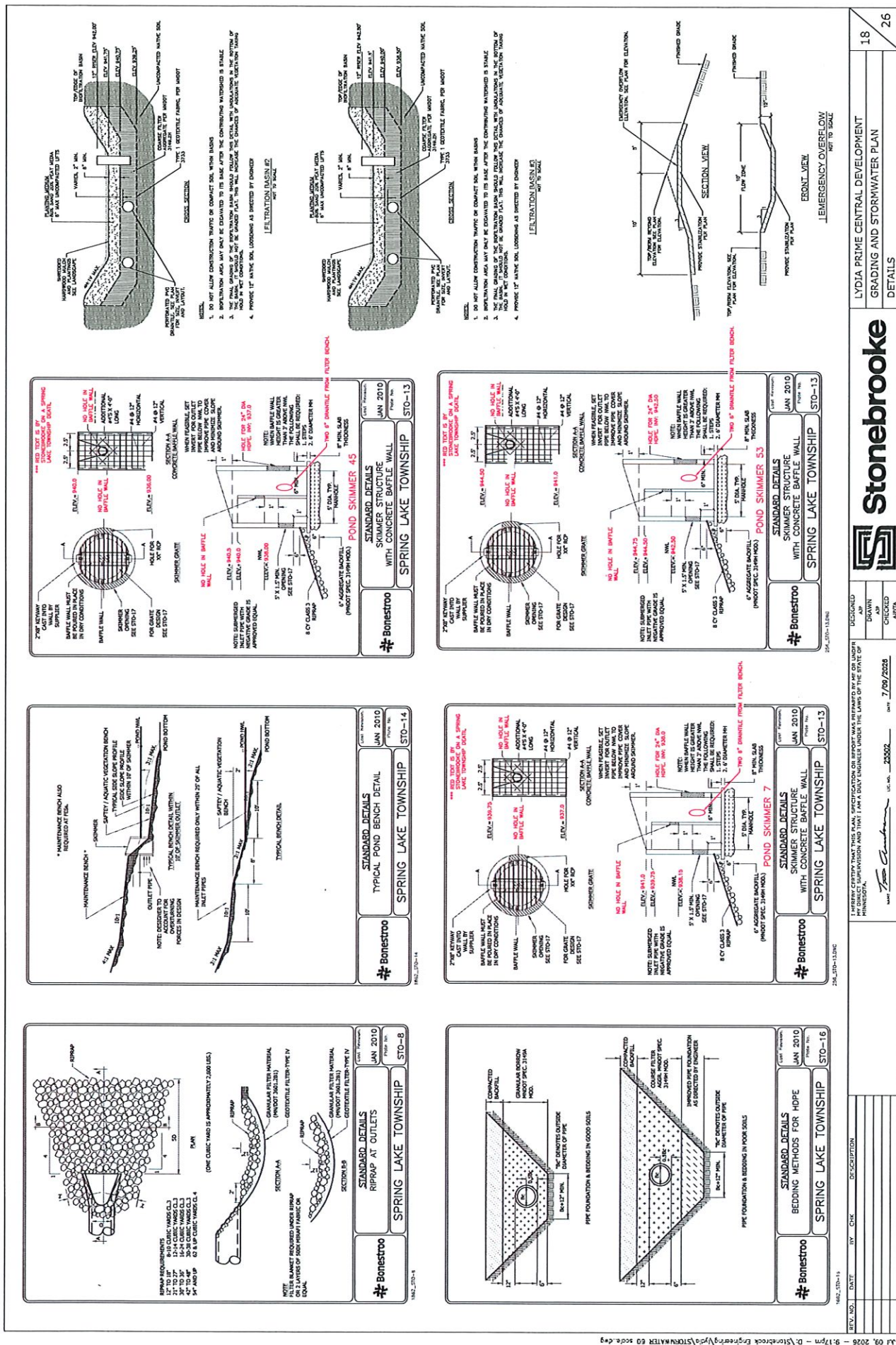
17

26

17

26

17

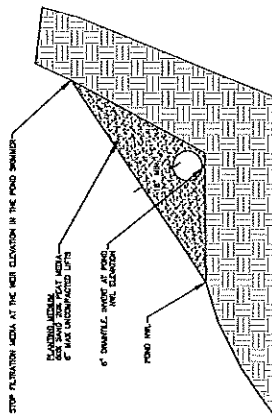


REV. NO.	DATE	BY	CHE	DESCRIPTION
1	09/2026	9-17pm	D:\Stonebrook Engineering\Lydia\STORMWATER	scale: eeg
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

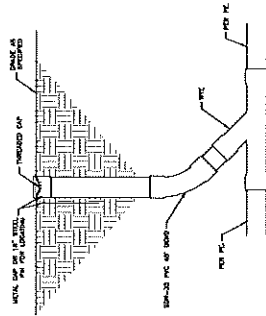
DESIGNED BY: *Top Architects*
 CHECKED BY: *Top Architects*
 DATE: 7/09/2026
 PROJECT NO.: 25592
 SHEET NO.: 25

Stonebrooke
 LYDIA PRIME CENTRAL DEVELOPMENT
 GRADING AND STORMWATER PLAN
 DETAILS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED UNDER THE LAWS OF THE STATE OF MINNESOTA.
 Top Architects
 7/09/2026

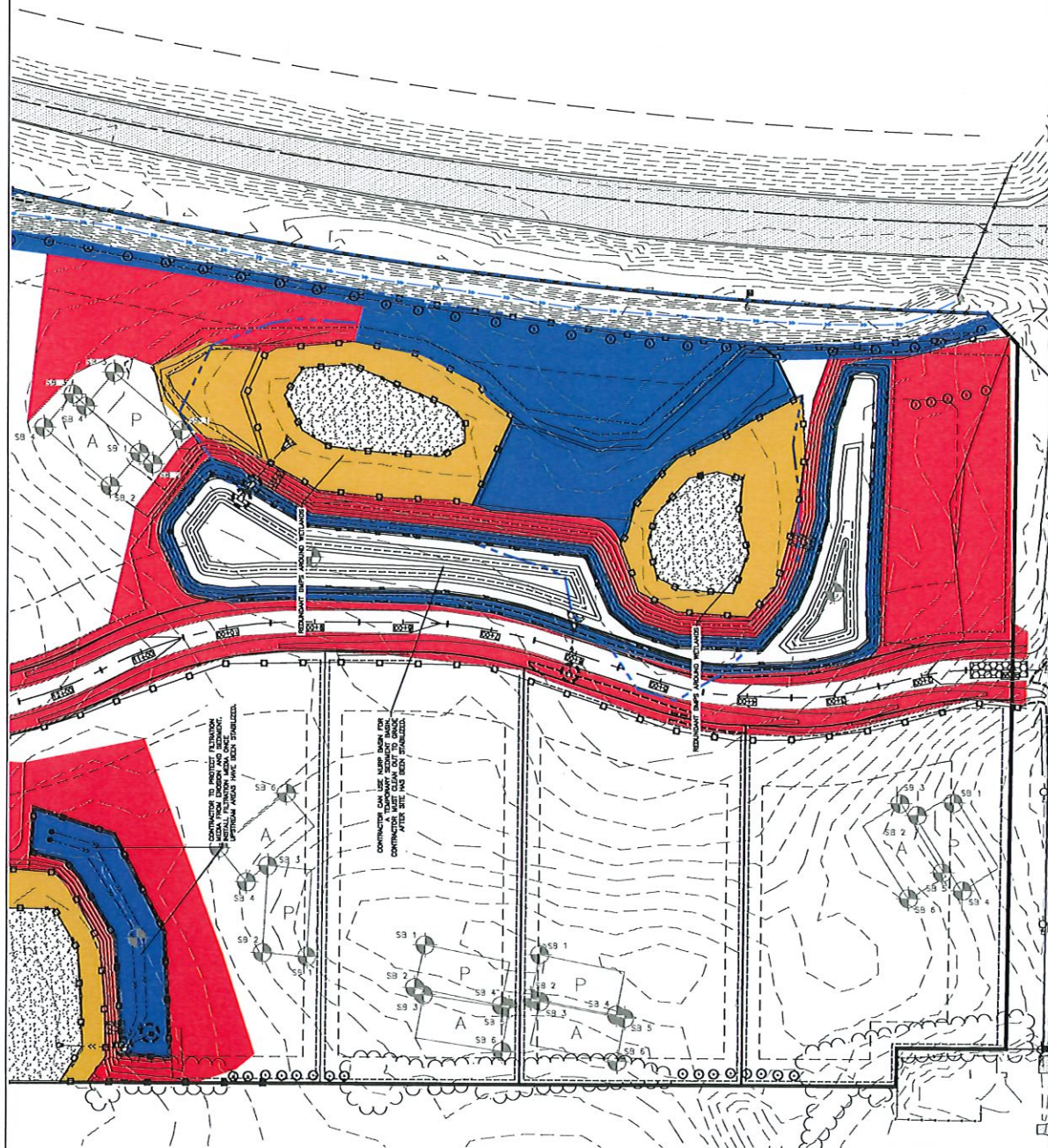


FILTRATION BENCH DETAIL



NOTES:
1. SET BACK OF 4\"/>

REV. NO.	DATE	BY	CHK	DESCRIPTION
LYDIA PRIME CENTRAL DEVELOPMENT GRADING AND STORMWATER PLAN				
DESIGNED BY DATE 7/09/2028				19 26
DESIGNED BY DATE 7/09/2028				19 26



STORMWATER POLLUTION PREVENTION PLAN LEGEND:

- | | |
|---|--|
|  | POOR CONSTRUCTION ENTRANCE (SEE DETAIL D-7) |
|  | SILT FENCE (SEE DETAIL D-14) |
|  | WATER |
|  | PAVEMENT PROTECTION (SEE DETAIL D-10-4 & D-10-4-2) |
|  | WETLAND BUFFER ZONE, WET DITCH, SEED, MULCH, 20 LBS PER AC |
|  | ROCK, CONTROL, BRUSH, COARSE, COARSE, 20 STRAW (SEE DETAIL D-10-2) |
|  | WET DITCH, MULCH, 20 LBS PER AC |
|  | SOUTHERN YALOWEAS, BOUNDARY, 20 LBS PER AC |

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- [illegible]

[illegible]

WE HERBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF

MINNESOTA,

7/09/2026 25502

NAME _____ U.C. ID# _____

DATE _____

Page 1 of 1


Stonebrooke

LYDIA PRIME CENTRAL DEVELOPMENT
STORMWATER POLLUTION PREVENTION PLAN
STA: 0+00-12+00



Request for Board Action

BOARD MEETING DATE:

8/4/2026

AGENDA ITEM NUMBER:

6.9

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Health and Human Services/Economic Assistance

PRESENTER(S):

Jennifer Schwarz, 8474

PROJECT:

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:**ACTION REQUESTED:**

Adopt Resolution No. 2026-167; Authorizing Entering a Master Grant Contract With the Minnesota Department of Employment and Economic Development

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner

Stewardship: We will work proactively to make investments, guided by resident input, which will transform lives, communities, and government

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to adopt Resolution No. 2026-167; Authorizing Entering a Master Grant Contract with the Minnesota Department of Employment and Economic Development.

On June 7, 2022, the Board approved entering Master Contract 211046 with the Minnesota Department of Employment and Economic Development (DEED). This contract allowed Scott County to provide employment and training services to participants in the Minnesota Youth Program (MYP). In order to continue services and obtain related reimbursements, entering a new grant contract is necessary.

The Minnesota Youth Program (MYP) provides employment and training services to low-income and at-risk youth ages 14-24. Services include career counseling, work readiness activities, job search assistance, paid work experience, tuition assistance and support services.

Notification regarding program allocations and the number of participants to be served through these programs is provided annually by DEED through separate communication and is determined by State and Federal appropriations.

The new Master Grant Contract, tentatively Master Contract 293501, will be effective July 1, 2026. The existing contract, which runs through June 30, 2027, will have no new funds added to it. Any new funds allocated after July 1, 2026, will be covered under the new 2026 Master Contract that is effective from July 1, 2026 through June 30, 2031.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:

There are no specific funds tied to this Master Contract. Its purpose is to include operations of any and all programs that the State may receive funds for that they allocate to the County for employment and training services. It also includes the possibility of any new programs that may be created within the next five years. Currently, the County operates one program that falls into this category that is listed on the RBA: Minnesota Youth Program (MYP). Each program has its own separate contract and budget, and the allocation changes each year. There is no fiscal impact as MYP is 100% cost reimbursement for the program costs. The current SFY 2026 and 2027 allocations for MYP is \$50,945, which is included in the 2026 County budget and will be included in the 2027 County budget.

ATTACHMENTS:

None

Action**ACTION TAKEN:**

APPROVED

MOTION/SECOND/VOTE:

BWB/TW/4 AYES/JU ABSENT

DEPUTY CLERK:*Michelle Hesse*

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-167

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

**RESOLUTION NO. 2026-167; AUTHORIZING ENTERING A MASTER GRANT CONTRACT WITH
THE MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT**

WHEREAS, On June 7, 2022, the Board approved entering a Master Contract with the Minnesota Department of Employment and Economic Development (DEED); and

WHEREAS, having a master contract in place with the Minnesota Department of Employment and Economic Development (DEED) allows for Scott County to provide employment and training services to participants, including Minnesota Youth Program (MYP); and

WHEREAS, program allocations and the number of participants to be served through these programs is determined by State and Federal appropriations and notifications are provided yearly by DEED through separate communication and; and

WHEREAS, the Master Grant Contract, will be effective July 1, 2026, through June 30, 2031; and

WHEREAS, currently, the County operates one program covered by the master grant contract, the Minnesota Youth Program (MYP); and

WHEREAS, additional programs would have their own specific program contract and budget that would be subject to the Master Contract; and

WHEREAS, the current allocation for MYP is \$50,945.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners in and for the County of Scott, Minnesota, that it hereby authorizes entering a Master Grant Contract with the Minnesota Department of Employment and Economic Development.

BE IT FINALLY RESOLVED, that the Board authorizes the County Administrator to execute the agreement on behalf of the County, subject to approval by the County Attorney's Office as to form.

VOTE RESULTS:

Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

No: None

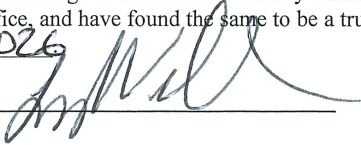
Absent: Jon Ulrich

Abstain: None

State of Minnesota)

County of Scott)

I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on Aug 4, 2026 now on file in my office, and have found the same to be a true and correct copy thereof.
Witness my hand and official seal at Shakopee, Minnesota, on Aug 4, 2026



County Administrator

Administrator's Designee



Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
6.10

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Physical Development/Program Delivery (Design)

PRESENTER(S):

Tony Winiecki x8008

PROJECT:

CP 03-09

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:

NA

ACTION REQUESTED:

Adopt Resolution No. 2026-169; Authorizing Entering Into Cooperative Agreement with the Minnesota Department of Transportation and the City of Belle Plaine for the County Highway 3, Walnut Street, and Trunk Highway 25 Project

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner

Communication: We will always be clear about what we're doing and why we're doing it

Collaboration: We will work with partners - communities, schools, faith groups, private business, and non-profit agencies - to see that services are not duplicated but rather are complementary, aligned, and provided by the partners who can deliver the service most effectively

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to adopt Resolution No. 2026-169; Authorizing Entering Into Cooperative Agreement with the Minnesota Department of Transportation and the City of Belle Plaine for the County Highway 3, Walnut Street, and Trunk Highway 25 Project.

The City of Belle Plaine is leading the reconstruction of the intersection of County Highway (CH) 3, Walnut Street, and Trunk Highway (TH) 25 as a roundabout. A roundabout was selected to address operational and safety issues at this location. The City applied for and received funding through the Minnesota Department of Transportation (MnDOT) Metro Local Partnership Program, establishing MnDOT as a financial participant in the project.

This Agreement addresses MnDOT cost participation for the project, and the roles and responsibilities of each party during construction and maintenance responsibilities after project completion.

A future cooperative agreement between the City and Scott County will be needed to address the County's cost participation for work on the western leg (CH 3) once design and cost allocations are finalized.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:

The project is programmed for construction in the 2026-2035 Transportation Improvement Program (TIP) for construction year 2026. The TIP has \$250,000 of County State Aid funds programmed for construction in 2026 for its share of the project.

ATTACHMENTS:

1. CP 03-09_CSAH 3 & TH 25 Intersection map

Action

ACTION TAKEN:

APPROVED

MOTION/SECOND/VOTE:

BWB/TW/4 AYES/JU ABSENT

DEPUTY CLERK:

Michelle Hesse

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-169

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

**RESOLUTION NO. 2026-169; AUTHORIZING ENTERING INTO COOPERATIVE AGREEMENT WITH THE
MINNESOTA DEPARTMENT OF TRANSPORTATION AND THE CITY OF BELLE PLAINE FOR THE
COUNTY HIGHWAY 3, WALNUT STREET, AND TRUNK HIGHWAY 25 PROJECT**

WHEREAS, the City of Belle Plaine is reconstructing the intersection of County Highway 3, Walnut Street, and Trunk Highway 25 as a roundabout known as County Project (CP) 03-09; and

WHEREAS, the project is located in the City of Belle Plaine; and

WHEREAS, the County, City, and Minnesota Department of Transportation (MnDOT) have agreed to the cost participation of the State for the aforementioned project; and

WHEREAS, the parties have identified the agreement as Cooperative Construction Agreement No. 1062472; and

WHEREAS, the agreement also addresses roles and responsibilities between the County, City, and MnDOT during construction and after project completion; and

WHEREAS, the project will be constructed during the fall of 2026.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners in and for the County of Scott, Minnesota, hereby authorizes entering into Agreement No. 1062472 with the Minnesota Department of Transportation and the City of Belle Plaine for the County Highway 3, Walnut Street, and Trunk Highway 25 Project.

BE IT FINALLY RESOLVED that the County Administrator is authorized to execute the agreement on behalf of the County subject to approval by the County Attorney's Office as to form.

VOTE RESULTS:

Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

No: None

Absent: Jon Ulrich

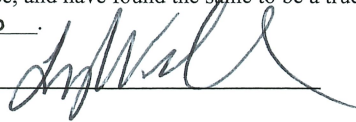
Abstain: None

State of Minnesota)

County of Scott)

I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on 8-4-2026 now on file in my office, and have found the same to be a true and correct copy thereof.

Witness my hand and official seal at Shakopee, Minnesota, on 8-4-2026.



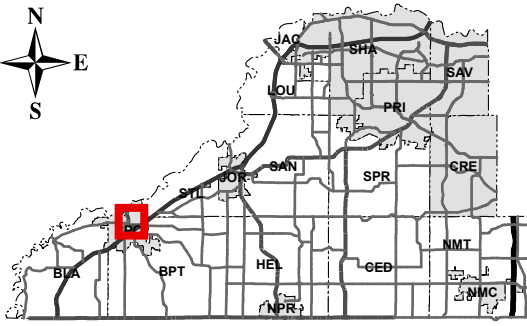
County Administrator

Administrator's Designee



SCOTT COUNTY

CSAH 3 & TH 25 Roundabout / Intersection Map





Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
6.11

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Community Services/Property and Taxation Services

PRESENTER(S):

Alondra Banuelos X8114

PROJECT:

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:**ACTION REQUESTED:**

Adopt Resolution No. 2026-170; Approving a Renewal Application for a 2 AM Liquor Permit for SSK Group, LLC, DBA Doherty's Tavern, in Spring Lake Township

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to adopt Resolution No. 2026-170; Approving a Renewal Application for a 2 AM Liquor Permit for SSK Group, LLC, DBA Doherty's Tavern, in Spring Lake Township.

SSK Group, LLC, DBA Doherty's Tavern, 22000 Panama Avenue, Prior Lake, MN 55372 seeks to renew their 2 AM permit from August 10, 2026, to August 10, 2027. Minn. Statute § 340A.504, Subd. 7, allows the sale of intoxicating liquor between 1:00 am and 2:00 am if a licensee has a 2 AM permit. The permit application requires the approval of the sales by the County.

The Spring Lake Township Board resolution has been received and recommends approval. Scott County staff also recommend approval.

All background, tax, debt, and judgment searches have been completed and were found to be satisfactory.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:**ATTACHMENTS:**

None

Action

ACTION TAKEN:

APPROVED

MOTION/SECOND/VOTE:

BWB/TW/4 AYES/JU ABSENT

DEPUTY CLERK:

Michelle Hesse

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-170

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

**RESOLUTION NO. 2026-170; APPROVING THE RENEWAL APPLICATION FOR A 2 AM LIQUOR PERMIT
FOR SSK GROUP, LLC, DBA DOHERTY'S TAVERN, IN SPRING LAKE TOWNSHIP**

WHEREAS, Minn. Statute § 340A.504 Subd. 7, permits the sale of intoxicating liquor between 1:00 am and 2:00 am if an optional permit is obtained by the seller: and

WHEREAS, SSK Group, LLC, DBA Doherty's Tavern, 22000 Panama Avenue, Prior Lake, MN 55372 in Spring Lake Township has submitted a renewal application for a 2 AM Liquor Permit from August 10, 2026, to August 10, 2027 ; and

WHEREAS, Scott County Property & Taxation Services Staff have reviewed the submitted application, required documents, and recommend approval; and

WHEREAS, the Spring Lake Township Board recommends approval of the Permit.

WHEREAS, all background, tax, debt, and judgment searches have been completed and were found to be satisfactory.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners in and for the County of Scott, Minnesota, that the SSK Group, LLC, DBA Doherty's Tavern, 2 AM Liquor Permit application for the period of August 10, 2026, to August 10, 2027, is hereby approved.

VOTE RESULTS:

Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

No: None

Absent: Jon Ulrich

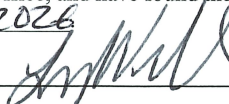
Abstain: None

State of Minnesota)

County of Scott)

I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on Aug 4, 2026 now on file in my office, and have found the same to be a true and correct copy thereof.

Witness my hand and official seal at Shakopee, Minnesota, on Aug 4, 2026



County Administrator

Administrator's Designee



Request for Board Action

BOARD MEETING DATE:

8/4/2026

AGENDA ITEM NUMBER:

6.12

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Physical Development/Natural Resources

PRESENTER(S):

Melissa Bokman Ermer x8887

PROJECT:

SWMO Watershed Plan Update

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:

NA

ACTION REQUESTED:

Adopt Resolution No. 2026-171; Authorizing Release of the Draft 2027-2037 Scott Watershed Management Organization's Watershed Management Plan for a 60-Day Comment Period

ORGANIZATIONAL VALUES:

Communication: We will always be clear about what we're doing and why we're doing it

Collaboration: We will work with partners - communities, schools, faith groups, private business, and non-profit agencies - to see that services are not duplicated but rather are complementary, aligned, and provided by the partners who can deliver the service most effectively

Stewardship: We will work proactively to make investments, guided by resident input, which will transform lives, communities, and government

Resiliency: We will foster public preparedness and respond when families and communities face health and safety emergencies

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to adopt Resolution No. 2026-171; Authorizing Release of the Draft 2027-2037 Scott Watershed Management Organization's Watershed Management Plan for a 60-Day Comment Period.

Minnesota Rules Chapter 8410 and Minnesota 103B require the development of a watershed management plan for watershed management organizations comprising all minor watershed units wholly or partly within the metropolitan area. The current Watershed Management Plan will expire on December 6, 2026.

The process for updating the Scott Watershed Management Organization's (WMO) watershed management plan was formally kicked off in July 2024. Since that time, staff have worked to collect input from stakeholders regarding watershed issues they'd like addressed, allowing staff to develop measurable goals and implementation actions with prioritization assistance from the Technical Advisory Committee, Scott Water & Natural Resource Citizen Committee (formally the WMO Planning Commission) and SWMO Board. Staff presented an overview of the draft Plan to the WMO Board at a workshop on June 16, 2026.

The draft 2027-2037 Watershed Management Plan meets the requirements of Minnesota Rules Chapter 8410 and Minnesota Statutes 103B. Applicable Rules and Statute require a 60-day review and comment period for state review agencies, bordering counties, Metropolitan Council, the Board of Water & Soil Resources, Soil & Water Conservation Districts, cities, townships, local watershed organizations, and the public. Comments received will be reviewed and incorporated as needed into a final draft which will be brought to the SWMO Board for review and public hearing in October.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:

ATTACHMENTS:

None

Action

ACTION TAKEN: APPROVED	MOTION/SECOND/VOTE: BWB/TW/4 AYES/JU ABSENT	DEPUTY CLERK: <i>Michelle Hesse</i>
----------------------------------	---	---

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-171

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

**RESOLUTION NO. 2026-171; AUTHORIZING RELEASE OF THE DRAFT 2027-2037 SCOTT WATERSHED
MANAGEMENT ORGANIZATION'S WATERSHED MANAGEMENT PLAN FOR A 60-DAY COMMENT
PERIOD**

WHEREAS, in accordance with the Metropolitan Surface Water Management Act (Minn. Statute Chapter 103B) and Metropolitan Area Local Water Management Rules (Minn. Rules Chapter 8410), the Scott Watershed Management Organization (SWMO) is required to develop a watershed management plan; and

WHEREAS, watershed management plans must extend for a minimum of five — but no more than ten years; and

WHEREAS, the 2019 - 2026 Scott Watershed Management Water Resources Management Plan will expire on December 6, 2026; and

WHEREAS, the SWMO formerly kicked off the development of the 2027-2037 SWMO Watershed Plan (WMP) in July 2024; and

WHEREAS, in consultation with stakeholders, the Scott Water & Natural Resource Citizen Committee, Technical Advisory Committee, and the SMWO Board, SWMO staff have prepared the draft 2027-2037 WMP; and

WHEREAS, Minn. Rules Chapter 8410 and Minn. Chapter 103B require a 60-day review and comment period for the Metropolitan Council, state review agencies, surrounding counties, the Minnesota Board of Water & Soil Resources, soil and water conservation districts, cities, and townships within the SWMO.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners in and for the County of Scott, Minnesota, authorize staff to release the draft 2027-2037 Scott Watershed Management Organization's Watershed Management Plan for a 60-day review and comment.

VOTE RESULTS:

Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

No: None

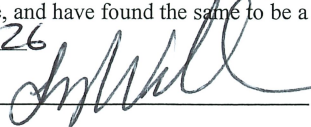
Absent: Jon Ulrich

Abstain: None

State of Minnesota)

County of Scott)

I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on Aug 4, 2026 now on file in my office, and have found the same to be a true and correct copy thereof.
Witness my hand and official seal at Shakopee, Minnesota, on Aug 4, 2026



County Administrator

Administrator's Designee



Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
6.13

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Physical Development/Zoning Administration

PRESENTER(S):

Greg Wagner x8360; Brad Davis x8654

PROJECT:

Minor CUP Amendment for Mid-America Festivals

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:

NA

ACTION REQUESTED:

Adopt Resolution No. 2026-172; Approving a Minor Amendment to a Conditional Use Permit for Mid-America Festivals Corporation Related to On-Site Parking (Mid-America Festivals Corporation, Applicant)

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner.

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to adopt Resolution No. 2026-172; Approving a Minor Amendment to a Conditional Use Permit for Mid-America Festivals Corporation Related to On-Site Parking (Mid-America Festivals Corporation, Applicant).

Mid-America Festivals (MAF) is requesting an amendment to its Conditional Use Permit (CUP) #616-C-8 to make a 2025 amendment, which was approved by the Board last summer "for the 2025 festival season only," applicable to the 2026 season and beyond (i.e., for as long as the permit is active). The 2025 amendment allowed Mid-America Festivals to increase daily onsite parking passes to a maximum of 7,700 (an increase of 10%), and allowed its professional parking company to sell daily parking passes at a number equal to the number of vehicles that leave the site with continuous monitoring (i.e., continuous backfilling of vacated spots, but never beyond 7,700 vehicles at any one time). The specific request from MAF is attached to this staff report with narrative and data supporting this request.

Under the Scott County Zoning Ordinance, MAF's request is considered a "Minor CUP Amendment." A minor CUP amendment application does not require mailed public hearing notices to surrounding properties nor a public hearing before the Planning Advisory Commission, but it does require Township review and recommendation, County staff review and a final administrative decision (or, in some cases, a final County Board decision). Given that the County Board last summer approved the 2025 amendment "for the 2025 festival season only," staff is requesting a County Board decision on this request and application.

County staff and Louisville Township staff and officials have monitored this event's traffic, transit and parking over the last 3 festival seasons. County staff concurs with the applicants' assessment that operations have improved each season with the CUP's amended conditions put in place in 2023, with additional amendments in 2024 and 2025. Specifically for the 2025 season, when onsite parking was allowed to increase by 10% and backfilling was allowed to occur before the original 1:30 pm start time, County staff did not observe any negative impacts to local, county or state roadways or to nearby residential homes and businesses. County staff is supportive of removing the opening clause in Condition #32 stating: "For the 2025 festival season only...", which would thereby allow the rest of Condition #32 to be applied for all future festival seasons.

Staff does not support the second component of MAF's request to strike-through (or remove) a later section of Condition #32 that gives County staff the sole discretion to immediately revoke the 2025 allowance of more onsite parking if its causing traffic congestion on the public road sytem. This language was intentionally added in the 2025 amendment to provide a more immediate safeguard if there are unexpected issues that arise

week-to-week during a festival season. Staff believes there is still a need to keep this safeguard in place for the 2026 season and beyond, given the changing circumstances and physical characteristics of the Festival site and surrounding area (such as traffic construction, developing adjacent land uses, river flooding, off-site parking availability, transit availability, etc.). As such, Resolution No. 2026-172 maintains this type of safeguard language in Condition #32.

The Louisville Town Board reviewed this application at their July 9, 2026, meeting and recommended approval of this minor CUP amendment. [Mid-America Festivals and Louisville Township entered into their annual 2026 Permit and Traffic Management Road Use Agreement at the June 4, 2026, Town Board meeting.]

This spring, MAF completed and released its annual Traffic Management Plan for the 2026 Festival Season. On June 30, 2026, the traffic management stakeholder group representing County planning, highway, Sheriff's and emergency management, as well as Louisville Township, City of Shakopee, Minnesota Department of Transportation, transit providers and others reviewed the Plan and had minimal comments. This Plan, as well as all other annual plans and information for the upcoming 2026 festival season as required under CUP #616-C-8, have been submitted and approved. All three performance dependencies outlined in Condition #32 have been met for the 2026 festival season.

Staff recommends approval of Resolution No. 2026-172.

Background:

Scott County issued CUP #616-C-8 to Mid-America Festivals Corporation in 1982 to operate the Minnesota Renaissance Festival. This permit was amended in 1998, 2023, 2024, and again in 2025 and recorded on tracts of land in Louisville Township. The legal description of this recorded permit includes properties owned today by Merriam Properties LLC (formally Bryan Rock Products) (Parcel ID #'s 079210190 and 079280090), the Shakopee Mdewakanton Sioux Community (SMSC) (Parcel ID #'s 079210011, 079210010, and 079160042), Mid-America Corporation and the State of Minnesota.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:

None

ATTACHMENTS:

1. Site Map
2. MAF CUP Requested Revisions June 2026 v2
3. Louisville Township Recommendation Form 2026 CUP

Action

ACTION TAKEN:

APPROVED

MOTION/SECOND/VOTE:

BWB/TW/4 AYES/JU ABSENT

DEPUTY CLERK:

Michelle Hesse

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-172

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

**RESOLUTION NO. 2026-172; APPROVING A MINOR AMENDMENT TO A CONDITIONAL USE PERMIT
FOR MID-AMERICA FESTIVALS CORPORATION RELATED TO ON-SITE PARKING (MID-AMERICA
FESTIVALS CORPORATION, APPLICANT)**

WHEREAS, Robert S. "Bo" Beller, Mid-America Festivals Corporation (applicant) has made an application to amend Conditional Use Permit #616-C-8 issued and last amended in 2025 to operate the Minnesota Renaissance Festival, on property located at 12364 Chestnut Blvd., Shakopee, Minnesota (Merriam Properties LLC, Shakopee Mdewakanton Sioux Community, Mid-America Festivals Corporation, and State of Minnesota, property owners); and

WHEREAS, the property upon which the request is being made is legally described as:

Merriam Properties LLC Parcels Legal Descriptions:

Parcel 1:

All that part of the SW ¼ of Sec. 21, Township 115, Range 23, Scott County, Minnesota, lying Westerly of the Chicago, St. Paul, Minneapolis and Omaha railroad right of way; Scott County, Minnesota

PID 079210190

Parcel 2:

All that part of the Northwest Quarter of Section 28, Township 115, Range 23, Scott County, Minnesota, lying West of the right of way of the Chicago, St. Paul, Minneapolis and Omaha Railway Company and east of the right of way of the Minneapolis and St. Louis Railway Company; Scott County, Minnesota

PID 079280090

Together with easements as set forth in Document No. A1127022, files of the Scott County Recorder

"Green Lot" Legal Description:

Parcel 1:

The Northeast Quarter of Section 29, Township 115, Range 23, Scott County, Minnesota, except the right-of-way of the Chicago and Northwestern Railroad.

Scott County, Minnesota (Torrens Property)

PID 07-929-002-0

Parcel 2:

The Northwest Quarter of Section 28, Township 115, Range 23, Scott County, Minnesota, lying West of the Westerly right-of-way line of the Chicago and Northwestern Railroad, and except the South four rods thereof.

Scott County, Minnesota (Torrens Property)

Parcel 3:

The Southeast Quarter of the Southeast Quarter and Government Lots 9 and 10 of Section 20, Township 115, Range 23, Scott County, Minnesota, except the right-of-way of the Chicago and Northwestern Railroad.

Also excepting that part of Government Lots 9 and 10 of Section 20, Township 115 North, Range 23 West, bounded by the following described lines:

Beginning at the South Quarter corner of said Section 20, from which the Southwest corner of said Section 20 bears West, assumed bearing; thence North 10 degrees 34 minutes 30 seconds East, 322.53 feet; thence North 36 degrees 13 minutes 51 seconds East, 434.94 feet; thence North 77 degrees 13 minutes 56 seconds East, 563.57 feet; thence North 23 degrees 53 minutes 57 seconds East, 54.40 feet to a point hereafter referred to as Point "A"; thence North 23 degrees 53 minutes 57 seconds East, 430.92 feet; thence North 69 degrees 54 minutes 41 seconds East, 501.01 feet; thence North 01 degree 14 minutes 18 seconds West, 897.76 feet; thence North 69 degrees 12 minutes 15 seconds East, 191.40 feet; thence North 23 degrees 38 minutes 04 seconds East, 355.13 feet to a point 16.5 feet (1 rod) South of the North line of said Government Lot 9; thence South 89 degrees 03 minutes 18 seconds West, parallel with and 16.5 feet (1 rod) South of the North line of said Government Lot 9, a distance of 661 feet, more or less, to the water's edge of the Minnesota River; thence Southwesterly along the water's edge of the Minnesota River to its intersection with the West line of said Government Lot 10; thence South 00 degrees 40 minutes 36 seconds East along the West line of said Government Lot 10 a distance of 633 feet, more or less, to the South Quarter corner of said Section 20 and the point of beginning; excepting therefrom the right-of-way of the Chicago and Northwestern Railway.

Also, except that part of Government Lot 9 and the Southeast Quarter of the Southeast Quarter, Section 20, Township 115, Range 23, Scott County, Minnesota, described as follows:

Beginning at the Northeast corner of the Southeast Quarter, Section 20; thence South 00 degrees 34 minutes 32 seconds West, on an assumed bearing, along the East line of Government Lot 9 and the Southeast Quarter of the Southeast Quarter, a distance of 1581.57 feet; thence North 56 degrees 14 minutes 48 seconds East, a distance of 37.72 feet; thence North 56 degrees 14 minutes 48 seconds West, a distance of 134.73 feet; thence North 47 degrees 46 minutes 03 seconds West, a distance of 151.14 feet; thence North 35 degrees 23 minutes 28 seconds West, a distance of 149.25 feet; thence North 00 degrees 51 minutes 22 seconds East, a distance of 194.61 feet; thence North 16 degrees 25 minutes 22 seconds East, a distance of 103.38 feet;

Thence North 03 degrees 44 minutes 49 seconds East, a distance of 293.53 feet; thence North 06 degrees 41 minutes 45 seconds East, a distance of 77.19 feet; thence North 06 degrees 50 minutes 28 seconds East, a distance of 120.58 feet; thence North 16 degrees 28 minutes 59 seconds East, a distance of 166.82 feet; thence North 10 degrees 58 minutes 21 seconds East, a distance of 112.93 feet; thence North 36 degrees 05 minutes 09 seconds East, a distance of 105.53 feet; thence North 42 degrees 57 minutes 32 seconds East, a distance of 52.75 feet; thence North 42 degrees 57 minutes 32 seconds East, a distance of 114.69 feet to the South line of the North 16.5 feet of Government Lot 9; thence South 89 degrees 03 minutes 18 seconds West along the South line of the North 16.5 feet of Government Lot 9, a distance of 1409.76 feet to the Easterly right-of-way line of the Chicago and Northwestern Railroad; thence Northwesterly a distance of 17.43 feet along a non-tangential curve concave to the Southwest having a radius of 1959.86 feet, a central angle of 00 degrees 30 minutes 35 seconds, the chord of said curve bears North 19 degrees 46 minutes 10 seconds West, to the North line of Government Lot 9; thence North 89 degrees 03 minutes 18 seconds East, along the North line of Government Lot 9, a distance of 1453.68 feet to the point of beginning.

Together with an easement for ingress and egress to the Minnesota River over and across a 100 foot wide strip of land bounded by the water's edge of the Minnesota River and lying Northerly of and adjacent to the following described line:

Beginning at Point "A" of the above described description; thence North 49 degrees 48 minutes 06 seconds West 520 feet, more or less, to the water's edge of the Minnesota River and there terminating.

Scott County, Minnesota (Torrens Property)

PID 07-920-004-0

DNR Land Legal Description:

Part of Government Lot 9 and the Southeast Quarter of the Southeast Quarter, Section 20, Township 115, Range 23, Scott County, Minnesota.

PID 079200030

"SMSC Parking Lot" Legal Description:

The following described tract of land lying and being in Scott County, Minnesota:

All of the Northwest Quarter (NW1/4) of Section 21, Township 115 North, Range 23 West, which lies West of the Railroad right of way and southerly of a line lying four hundred (400) feet south of and parallel with the south line of Section 16, Township 115 North, Range 23 West; and lying Easterly of the following described line:

Commencing at the southeast corner of Section 16, Township 115 North, Range 23 West; thence North 90 degrees 00 minutes 00 seconds West (an assumed bearing) 2623.66 feet on and along the south line of said Section 16 to the south quarter corner of said Section 16; thence South 89 degrees 59 minutes 14 seconds West 1751.82 feet to the point of beginning; thence South 15 degrees 38 minutes 44 seconds West, 351.3 feet; thence South 13 degrees 34 minutes 44 seconds West, 421.5 feet; thence South 30 degrees 56 minutes 44 seconds West, 400.4 feet; thence South 32 degrees 14 minutes 44 seconds West, 448.4 feet; thence South 03 degrees 51 minutes 50 seconds West, 268.3 feet; thence South 21 degrees 11 minutes 08 seconds West 471.6 feet; thence South 05 degrees 48 minutes 10 seconds East, 334.4 feet; thence South 11 degrees 04 minutes 44 seconds West, 311.3 feet, more or less, to the south line of the said West Half of the Northwest Quarter of said Section 21 and there terminating.

The foregoing legal description includes a portion of Scott County Tax Parcel 079210010 and all of Scott County Tax Parcel 079210011 so long as the property owner authorizes such use.

No portion of Scott County Tax Parcels 079160042 and 079160020 is included in the legal description and any prior rights in such Tax Parcels have been terminated.

; and

WHEREAS, the applicant submitted a Land Use Permit Application to amend the conditional use permit on June 12, 2026; and

WHEREAS, the subject properties are zoned I-2 Heavy Industrial and the Scott County Zoning Ordinance requires a conditional use permit for "fair and fairground" land uses in the I-2 District; and

WHEREAS, the Scott County Zoning Ordinance considers the request a minor amendment, which does not require a public hearing ; and

WHEREAS, the Louisville Town Board reviewed the proposed amendment on July 9, 2026, and recommended approval of the amendment.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners in and for the County of Scott, Minnesota, that the Board has reviewed the Minor Amendment to Conditional Use Permit #616-C-8 on August 4, 2026, and finds it meets all requirements of the Scott County Zoning Ordinance, as follows:

1. The use will not create an excessive burden on public facilities and utilities which serve or are proposed to serve the area.

The public facilities serving this seasonal "fair and fairgrounds" use are primarily township, county and state roadways. With the conditions set forth in amended CUP #616-C-8, and with safeguards in place to address any issues related to the parking changes for the 2025 season only, this use should not create an excessive burden on these facilities.

2. The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.

This seasonal "fair and fairgrounds" use is allowed in the I-2 Heavy Industrial zoning district through a conditional use permit. Adjacent lands are generally industrial, extraction or open space; not residential.

3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.

This CUP amendment does not propose any new or modified structures.

4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

The seasonal "fair and fairgrounds" use of the properties is consistent with the uses allowed as a conditional use permit in the I-2 Heavy Industrial zoning district.

5. The use is not in conflict with the Comprehensive Plan for Scott County.

The County's Comprehensive Plan guides the properties as Industrial. With the conditions set forth in the amended CUP #616-C-8, the use is not in conflict with the goals and policies of the Comprehensive Plan.

6. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking.

With the conditions set forth in amended CUP #616-C-8, and with safeguards in place to address any issues related to the parking changes allowed under the 2025 amendment, this use should provide ingress and egress as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient onsite parking.

7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.

This seasonal "fair and fairgrounds" use is served by private wells and private septic systems. With the conditions set forth in amended CUP #616-C-8, any site work or land disturbing activity associated with this amendment will require proper permits and be in accordance with applicable standards.

8. All buildings/structures must meet the intent of the State Building Code and/or Fire Codes.

No structures are requested as part of this CUP amendment. Any future structures will require a building permit and compliance with all applicable building and/or fire codes.

BE IT FINALLY RESOLVED that the Board of Commissioners in and for the County of Scott, Minnesota, hereby grants approval of the amendment to Conditional Use Permit #616-C-8, conditional upon the following:

1. Mid-America Festivals shall file with the Scott County Planning Office in January of each year a statement indicating they are in compliance with the Conditional Use Permit. Failure to do so may be a basis for revocation of the Conditional Use Permit.

2. If ownership of the operation changes, the new owner shall contact the Scott County Planning Office to review the conditions of the permit.

3. Prior to undertaking any physical or operational changes to the business, the applicant shall contact the Scott County Planning Office to determine if such change or expansion is in compliance with the conditions or intent of the permit.
4. Use of the property under lease to Mid-America Festivals shall be limited to events such as:
 - a. Seasonal events such as the Minnesota Renaissance Festival, the Trail of Terror, skating, and hay and sleigh ride
 - b. Arts and entertainment festivals such as artists, pottery, craft, and dramatic productions.
 - c. Co-sponsorship of events with non-profit organizations such as law enforcement, fire, ambulance, and American Red Cross
 - d. Sporting and athletic events such as archery, bike-a-thon, hiking
 - e. Corporate, organizational, and family picnics and functions
 - f. Animal fairs, breed shows, training, and obedience competitions
 - g. Cultural and historical events such as Oktoberfest, Highland games
 - h. Environmental and educational events such as field trips, bike festivals, Boy Scout Jamboree
 - i. Weddings throughout the year
 - j. Horse activities such as trail riding and equestrian shows
 - k. Automotive exhibitions such as classic car and machinery shows
5. Any one-time event, not enumerated or compatible with those events listed in this Conditional Use Permit, shall be subject to the Scott County Large Assembly Ordinance procedures and requirements.
6. Hours of operation shall be limited to 9:00 a.m. to 7:00 p.m. for the Renaissance Festival and all other event times will be part of the monthly submission of the calendar of events. Gates to the designated onsite parking lots shall be open for the Renaissance Festival no earlier than 7:00 a.m. and no later than 7:30 am.
7. No open fires will be allowed that are not in accordance with state and county fire regulations.
8. Alcoholic beverages will be allowed by legal permit for the sale and consumption of alcohol according to state and county licenses and regulations.
9. All traffic control or directional signs installed by Mid-America Festivals shall be properly maintained and removed immediately after each event.
10. Mid-America shall provide all necessary medical services, security staff, sanitation services, public telephones, fire protection as required for the events. There shall be no firearms carried by Mid-America Festival staff or security staff.
11. For the Renaissance between the hours of 9:00 a.m. and 7:00 p.m., Mid-America Festivals shall maintain a First Aid station and comply with the requirements of the annual First Aid Station Operations Plan. All other ticketed events shall be staffed by employees trained in emergency First Aid, including CPR.
12. All traffic control on State Highways #41 and #169, County Road 14, Red Rock Drive, 147th Street, Louisville Road, and 145th St. W, shall be performed by contract with the Scott County Sheriff's Office during the Renaissance, and whenever the Scott County Sheriff deems necessary.

13. The Scott County Sheriff's Office shall be notified of any incident which would be handled by the Sheriff's Office in the normal course of business.
14. All structures occupied and utilized as part of this Conditional Use Permit shall meet Building Code requirements.
15. Pets may be allowed to attend events under the rules and regulations of the Minnesota Renaissance Festival Pet Gate Policy.
16. All garbage and solid waste shall be stored in compliance with county regulations. Under normal conditions, all garbage and solid waste, including animal waste, shall be disposed of properly within 24 hours after the close of each event.
17. The applicant shall comply with all federal, state and county licenses, regulations and ordinances, including the Department of Health and the Minnesota Department of Transportation.
18. Participants will be allowed to remain on the festival grounds for the duration of the event provided that:
 - a. Participant camping will be permitted only in areas as specifically designated in the Festival Campground Application and Rules.
 - b. Participant campers shall comply with quiet hours throughout the campground from midnight to 6:00 a.m. each day of their stay.
 - c. Sanitary facilities for such camps will be provided in accordance with state and county regulations.
19. No spectator camping shall be allowed on the property under lease or ownership of Mid-America Festivals.
20. No materials shall be buried on property leased or owned by Mid-America Festivals, except in accordance with state and county regulations.
21. All signage shall comply with the Scott County Sign Ordinance.
22. Oils, solvents, and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.
23. All parking shall be provided on-site, except offsite parking at designed Park and Ride locations may be used for patrons traveling to and from the Renaissance Festival by bus. The plan map titled "Parking Summary- Overall" prepared by SRF Consulting and dated February 13, 2023, is incorporated herein by reference. Parking lots shown on this plan may be used subject to the following restrictions:
 - a. Employee Lot and Employee Parking/RV Campground may be used only by employees, participants, vendors and maintenance personnel and contractors.
 - b. All vehicles parked in the Queens Lot, Kings Lot and Green Lot must have a valid parking voucher subject to Condition #32, except employees, participants, vendors and maintenance personnel and contractors who are eligible to park in ADA spaces may park in ADA spaces in these lots without needing a voucher.
 - c. All designated parking shall comply with ADA accessibility standards as set by Chapter 1341 Minnesota Accessibility Code.
 - d. If a permit is required for any grading or land disturbing activities to expand or improve parking rows, drive aisles or parking surfaces, bus stops, transit hubs, or achieve ADA compliance on an onsite parking lot, such permit shall be granted by the County and the improvements completed to the satisfaction of the County prior to the use of that parking lot. Such permit(s) shall include civil engineer site plans prepared and signed by a licensed professional engineer.

e. No pedestrian crossings across active or abandoned railroad corridors shall be allowed without permission or permitting from the underlying rail corridor owner.

f. No pedestrian walkways, access, trails or other improvements shall be made within or adjacent to 145th Street without the prior written approval, permission or permitting of Louisville Township, underlying rail corridor owner, or the underlying property owner as appropriate. Unless such improvements are constructed at the sole expense of the applicant and have been approved by the Township, no pedestrian access on or across 145th Street is permitted.

g. The Green Lot may not be used until civil engineering site plans prepared and signed by a licensed professional engineer have been submitted to and approved by Scott County, and necessary improvements constructed.

h. No parking shall be allowed on private driveways or state, county, or township road rights-of-way.

24. The applicant shall notify the Scott County Sheriff's Office two weeks in advance of all trail hikes or rides that may use township or county roads.

25. The applicant shall apply dust control to the township roads used as entrance or exit routes as needed.

26. The applicant shall submit any updated operational plans to the Planning Department each year. The applicant shall also submit to the Planning Department proof of the existence of any contracts Mid-America Festivals Corporation has for parking, traffic, busing, and leases to use land as allowed under this permit. The applicant shall notify the County of any material changes to the submitted plans or submitted contracts within five (5) days of any change. No later than thirty (30) days before the start of the Renaissance Festival and upon request of the County, the applicant will meet to address parking, access, traffic, busing and emergency response with Scott County, Louisville Township, Minnesota Department of Transportation and any other stakeholders who inform the applicant or Scott County they want to meet and are able to meet within that time-frame. Failure to submit plans and contracts by the deadlines listed below for each plan or contract may be a basis for revocation of this Conditional Use Permit. For 2023 only, all plans and agreements designated (a.)-(f.) below must be submitted by June 1, 2023. Annual operational plans shall include:

a. Parking Plan: By April 30 of each year, map(s) and narrative identifying the upcoming festival season's designated on-site parking lots, the number of parking stalls available on each lot, any material proposed site improvements and needed permits for those proposed material improvements, the on-site parking ticket or voucher price for the season, the staffing levels for onsite parking, the location(s) where staff will be positioned to check for on-site parking tickets or vouchers, internal queuing and parking lots sequencing/staging, information on the internal shuttle system including type of vehicles used, frequency of service, and waiting areas, and any other proposed operational changes to on-site parking of vehicles and movement of patrons within the festival grounds including, but not limited to, pedestrian access routes from the various parking lots.

b. Professional Parking Staffing Agreement: By April 30 of each year, all contracts or agreements with a professional parking company or firm for the upcoming season, with financial information redacted.

c. Transit Service Agreement: By April 30 of each year, all contracts or agreements with regional transit providers and/or private bus companies to transport patrons from off-site parking park-n-ride lots for the upcoming season.

d. Transit Plan: By April 30 of each year, map(s) and narrative identifying service plans, projected ridership capacity per event day, location(s) for designated bus-only entrances, holding areas, transit hubs, drop off/pick-up locations, designated off-site park-n-ride lots and capacities, method of assigning patrons to specific off-site parking lots, and marketing and communication plans. To gain acceptance and approval by County staff, this plan will adequately account for transit demands for peak design event days.

e. Traffic Management Plan: By April 30 of each year, in consultation with MnDOT, Louisville Township and Scott County, a Traffic Management Plan shall be submitted that is signed by a licensed professional

engineer. This plan will identify primary and alternate routes for vehicles and buses to enter the festival grounds, traffic control signs, message boards, barricades, and other traffic control details and locations, and any other traffic control measures. This plan shall identify a “re-routing” plan to efficiently circulate arriving vehicles without a valid parking voucher back into the road network when the maximum number of on-site parking vouchers for the day has been issued. This plan shall also include a communication and education component, an operations communication plan, and implementation plan, and may coordinate and integrate with other operational plans, such as parking and transit. The final Traffic Management Plan for each season shall be approved by County staff by June 1 of each year.

f. Professional Traffic Management Planning Agreement: By February 15, all contracts or agreements with professional traffic firms to create and implement the traffic management plan shall be submitted to all jurisdictional road authorities.

g. Disaster/Emergency Response Plan: By June 1, in consultation with Scott County Sheriff’s Office and Shakopee Fire District, this document shall identify a response plan to emergencies, and include a designated emergency route for fire trucks, ambulances and first responders. This plan will also demonstrate compliance for Fire Apparatus Access Roads under Section 503 of the Minnesota State Fire Code.

h. First Aid Station Operations Plan: By June 1, this plan shall identify the number of beds and staffing levels for the upcoming season.

i. Operations Plan Checklist Items: By July 1, all information required in the annual plan checklist established by the Planning Department, which includes but not limited to: insurance certificates, liquor, wine and beer license, Sheriff’s Office contract, water tests, sewer service agreements, propane contracts, solid waste contract, dust control contract, medical service contract, safety service handbook, emergency and first aid station staffing plan, calendar of events, mosquito spraying contract, campground overnight occupancy list, installment plan for signs regarding parking on roads and block private driveways, and receipt of taxes paid. Annual operations plans shall be accepted and approved by County staff prior to the applicant operating the upcoming Festival season. If acceptance and approval is not granted by County staff, the applicant may appeal staff’s decision to the County Board. If the County Board does not accept and approve an operational plan, that may be a basis for revocation of this Conditional Use Permit.

27. The applicant shall submit the Calendar of Events monthly and shall submit updated calendars, if necessary. Included in the Calendar shall be date of event, beginning and ending times, number of attendees, lighting requirements, sanitary facilities, and location of event.

28. The applicant shall name Scott County and Louisville Township as certificate holders and additional insureds on all insurance policies, in accordance with the minimum policy amount required by Scott County and Louisville Township and shall submit a copy of such policy yearly. At a minimum, the applicant shall maintain in effect liability insurance with limits not less than the maximum liability limits for a municipality as provided in Minnesota Statutes Section 466.04. All insurance policies shall contain a provision or endorsement that the coverage afforded will not be canceled or reduced in limits by endorsement for any reason except non-payment of premium, until at least 30 days written notice have been given to each certificate holder, and at least 10 days prior to written notice in the case of nonpayment of premium. Applicant’s policies shall be the primary insurance to any claim arising out of applicant’s performance at festival events.

29. No outdoor concerts shall be allowed under this Conditional Use Permit without written permission of Scott County.

30. With the exception of the Renaissance, the additional events shall be limited to less than 5000 people.

31. All Renaissance Festival patrons arriving by vehicle to park at an onsite parking lot must have a date-specific parking ticket or voucher. Date-specific, on-site parking tickets or vouchers will be verified at the entrance by contracted professional parking staff during every festival event day to ensure the correct date and that the voucher has only been used one time. The cost for a parking voucher purchased at the gate shall be

set at least double the amount of the online listed cost to deter patrons arriving at the site without a valid parking voucher.

32. The maximum number of on-site, non-employee/non-participant/non-vendor/non-maintenance personnel/non-contractor parking tickets or vouchers issued for each day of the Renaissance Festival shall be set at 7,700 vehicles and the professional parking company may sell daily Parking Passes and “backfill” the on-site parking lots in a number equal to but no greater than the number of vehicles that leave the site with continuous monitoring, IF ALL of the following performance dependencies are satisfied before the upcoming season:

a. Per the applicant’s Traffic Impact Study prepared by SRF and dated February 16, 2023, the road configurations of Red Rock Drive and 145th Street to accommodate a rural 3-lane roadway (two northbound lanes, one southbound lane on Red Rock Drive; two westbound lanes and one eastbound lane on 145th Street) are permanently built and permitted by Louisville Township or a road maintenance agreement for temporary configuration improvements is approved and executed with Louisville Township by June 1 of each year.

b. Per the annual Transit Plan, there is no identified need for a dedicated bus lane on Red Rock Drive, 145th Street, and 147th Street.

c. Per condition #26, an annual Parking Plan, Professional Parking Staffing Agreement, Traffic Management Plan, and Professional Traffic Management Planning Agreement have been submitted and approved by the County.

If all of these dependencies are not met before the upcoming season, the maximum number of onsite, non-employee/non-participant/non-vendor/non-maintenance personnel/non-contractor parking tickets or vouchers issued for each day of the Renaissance Festival shall be set at 5,000 vehicles.

In the event that County staff determines, at its sole discretion, that there is traffic congestion on the public road system caused in whole or in part by the Renaissance Festival due to not executing its plan properly, County staff may immediately revoke the 2025 amendment that allowed 7,700 daily on-site parking tickets or vouchers to be sold. If the 2025 amendment is so revoked, the last prior conditions of the maximum number of daily on-site parking tickets or vouchers sold to be 7,000 shall be automatically reinstated and shall control for the remainder of the operating season and future seasons until and unless County staff, at its sole discretion, determines to reinstate the 2025 amendments, or until new amendments are approved.

33. To account for changing circumstances and physical characteristics of the Festival site and surrounding area from year to year, the Scott County Board of Commissioners shall have authority and sole discretion to re-open and amend this permit to only and exclusively increase or decrease the number of on-site parking tickets or vouchers as set forth in Condition #32 by up to 10%. The Board cannot reopen and amend this permit to increase the number unless there is a County-approved annual Traffic Management Plan establishing findings and reasons to increase the maximum number of on-site parking tickets or vouchers. Furthermore, the Board cannot increase the total maximum number of vehicles above 8,000 under this condition. Such an increase or decrease to the daily number shall be considered a “minor” amendment and processed according to section 2-6-3(10) of the County Zoning Ordinance. Any County-initiated amendment to increase or decrease the maximum daily number shall be granted by May 1 before the upcoming season when the change will be in effect.

34. By November 1, the applicant shall provide 1.) the number of on-site parking tickets or vouchers issued prior to the Festival and at the gate for each day of the past season, 2.) parking counts provided by the applicant’s professional parking company, and 3.) event daily vehicle ingress and egress count data collected by the applicant. Failure to comply with the maximum number of daily online parking tickets or vouchers issued may be a basis for revocation of this permit.

35. The applicant will contract with a professional parking company to manage parking onsite.

36. Each year, the applicant will secure opportunities and encourage patrons to travel to and from the festival by bus. However, the applicant shall not be required to contract with any busing company that seeks to charge more than its standard rates for similar busing service. Failure to secure adequate transit operations is not justification to increase the number of parking vouchers issued.

37. The applicant shall work with regional transit providers or private bus companies to identify and implement a system designed to influence the traffic flow at the various park-and-ride or private parking lot locations. The details of this system shall be included in a County-approved annual Transit Plan and Traffic Management Plan.

38. The applicant or its professional parking company shall be responsible for monitoring and modifying real-time messages on dynamic display signage as approved in the annual Traffic Management Plan to communicate both on-site and off-site parking lot capacities or any other traffic management issues.

39. At least eighty (80) percent of complimentary tickets distributed for the upcoming season shall only be valid for the first four weekends of the Festival season.

40. All costs associated with any permit review shall be the sole responsibility of the applicant. All costs associated with daily vehicle ingress and egress count data collected by the applicant to ensure compliance with this permit shall also be the sole responsibility of the applicant. To cover these annual costs, the applicant shall maintain a \$5,000 escrow with the County by July 1 each year and shall pay for all invoiced costs that exceed the escrow within 30 days of the date the County sends the invoice.

and noting that:

The legal description to this CUP amendment has been modified to include properties used for parking (the "Green Lot," the "DNR Land," and the "SMSC Parking Lot").

The conditions set forth in this amendment supersede and replace the conditions previously set forth in the permit.

VOTE RESULTS:

Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

No: None

Absent: Jon Ulrich

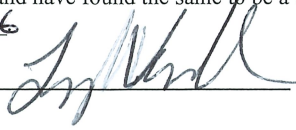
Abstain: None

State of Minnesota)

County of Scott)

I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on Aug 4, 2026 now on file in my office, and have found the same to be a true and correct copy thereof.

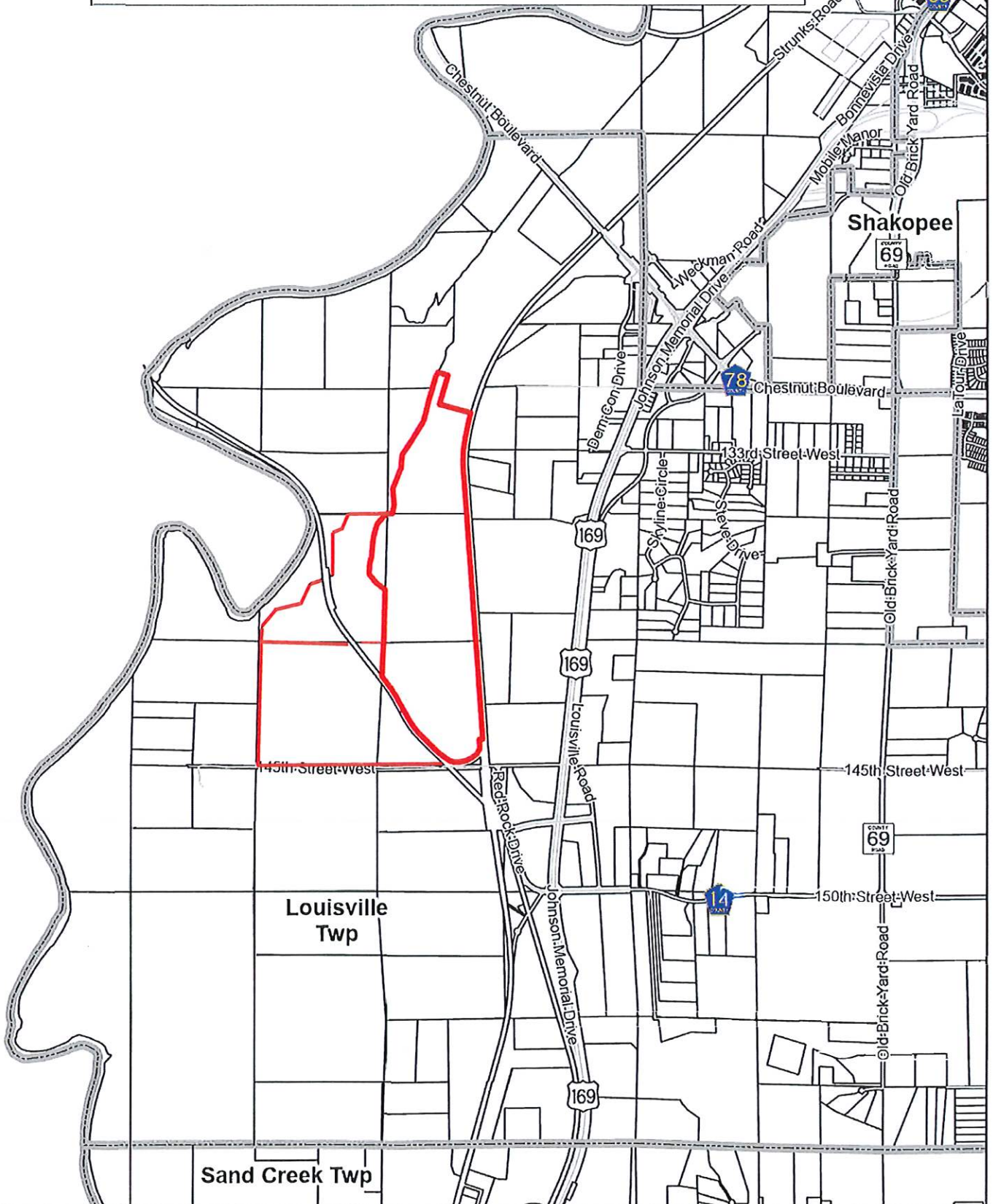
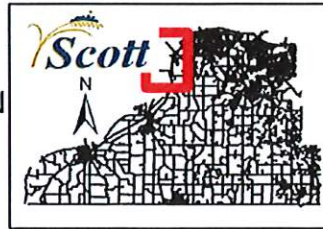
Witness my hand and official seal at Shakopee, Minnesota, on Aug 4, 2026



County Administrator

Administrator's Designee

LOUISVILLE TOWNSHIP
SECTIONS 20 & 21
MID-AMERICA FESTIVAL CORPORATION
REQUEST TO AMEND
CONDITIONAL USE PERMIT



MAF Requested Revisions to Conditional Use Permit #616-C-8 recorded as Document No. A1209735 filed with the Scott County Recorder's Office are as follows:

In June of 2025 Mid-America Festivals ("MAF") requested two (2) change to condition 32 of the above CUP.

1. Amend CUP Condition 32, utilizing the criteria established in Condition 33, to **Increase the number of Parking Passes sold by 10% to 7,700.**
2. Permit our professional parking company, Interstate Parking, to **sell daily Parking Passes in a number equal to the number of vehicles that leave the site with continuous monitoring.**

Amendment one (1) to condition 32 was granted.

Amendment two (2) to condition 32 was granted for the 2025 season only.

MAF respectfully requests that the language inserted limiting the change to 2025 be removed from condition 32 and the amendment read:

~~32. for the 2025 festival season only, t~~ *The maximum number of on-site, non-employee/non-participation-vendor/non-maintenance personnel/non-contractor parking ticket or vouchers issued for each day of the Renaissance Festival shall be set at 7,700 vehicles and the professional parking company may sell daily Parking Passes and "backfill" the on-site parking lots in a number equal to but no greater than the number of vehicles that leave the site with continuous monitoring, IF ALL of following performance dependencies are satisfied before the upcoming season:*

a. Per the applicant's Traffic Impact Study prepared by SRF and dated February 16, 2023, the road configurations of Red Rock Drive and 145th Street to accommodate a rural 3-lane roadway (two northbound lanes, one southbound lane on Red Rock Drive; two westbound lanes and one eastbound lane on 145th Street) are permanently built and permitted by Louisville Township or a road maintenance agreement for temporary configuration improvements is approved and executed with Louisville Township by June 1 of each year.

b. Per the annual Transit Plan, there is no identified need for a dedicated bus lane on Red Rock Drive, 145th Street, and 147th Street.

c. Per Condition #26, an annual Parking Plan, Professional Parking Staffing Agreement, Traffic Management Plan, and Professional Traffic Management Planning Agreement have been submitted and approved by the County.

If all of these dependencies are not met before the upcoming season, the maximum

number of on-site, non-employee/non-participation-vendor/non-maintenance personnel/non-contractor parking ticket or vouchers issued for each day of the Renaissance Festival shall be set at 57,000 vehicles and backfilling to begin at 1:30pm In the event County Staff determines, at its sole discretion, that there is traffic congestion on the public road system caused in whole or in part by the Renaissance Festival, County staff may immediately revoke the 2025 amendments that allowed 7,700 daily on-site parking tickets or vouchers to be sold and all day "backfilling." If the 2025 amendments are so revoked, the last prior conditions of the maximum number of daily on site parking tickets or vouchers sold to be 7,000 and "backfilling" to begin at 1:30pm, shall be automatically re-instated and shall control for the remainder of the operating season and future seasons until and unless new amendments are approved.

All parties understood that MAF would likely be seeking revisions/refinements to the CUP in future years if the festival went well. Similarly, the County could enact restrictions if the festival did not go well. MAF believes that seeking the following revision based on the performance of the last three seasons is an appropriate and reasonable request. The transit, traffic, and parking operations over the last three years have been excellent and exceeded all stakeholders' expectations with documented results.

Below is the rationale for the revision requested for the 2026 season.

- In 2024, the county board granted a one-year approval of the re-sale of parking passes after 1:30 PM in an amount equal to the number of vehicles that left the site. In the after-action report for 2024 it was noted that we still had an issue because during one event day we had to message that the on-site parking was closed because we reached our limit of parking sold at about 12:30 with many open spaces on-site. In 2025, IPC and SRF both requested that they be allowed to manage the parking on-site, without time constraints (ie removal of the 1:30pm time) to remove confusion caused when we have to "shut down" the lots. The board granted approval on a one-year trial basis and the result was that traffic and parking operations went the smoothest they have run since 2023.
- Exhibits 1, 2 (Page 4) show that outflows begin to increase significantly at about 11am and are a bit steeper than Exhibit 3. In 2025, Exhibit 3 (page 5) you can see that the curves flattened a bit. It is also important to note that we never exceeded 7,700 vehicles on-site. We believe that the flattening of the curves indicates guests are arriving a bit more leisurely now and do not feel a rush to get in early to beat the traffic.
- We have had staff, residents and guests alike say that compared to the past **"we hardly know that the Renaissance Festival is operating"** and operations have improved every year.

MAF believes the above request is reasonable, consistent with the goals of the CUP, and necessary for the most efficient and safest operation of the Minnesota Renaissance Festival. MAF remains committed to a robust and effective transit component for the festival.

The 2023, 2024, and 2025 seasons were successful in terms of transit, parking, and traffic. With the amendments to Condition 32 over time, the event operations have continued to improve and in 2025 operated its best year yet with no back-up onto the Highway 41 or highway 169 roadway systems. These observations were echoed by all in attendees at the end of season after-action report meeting.

Removing the one-year trial language will allow a highly successful operational improvement to continue and remove the necessity to create an application and come back to the board every year for approval.

MAF is confident that enacting this revision will continue the positive and efficient operation with no adverse consequences.

Exhibit 1

2023 Observed MRF Arrival and Departure Flows – as Percent of Daily Total

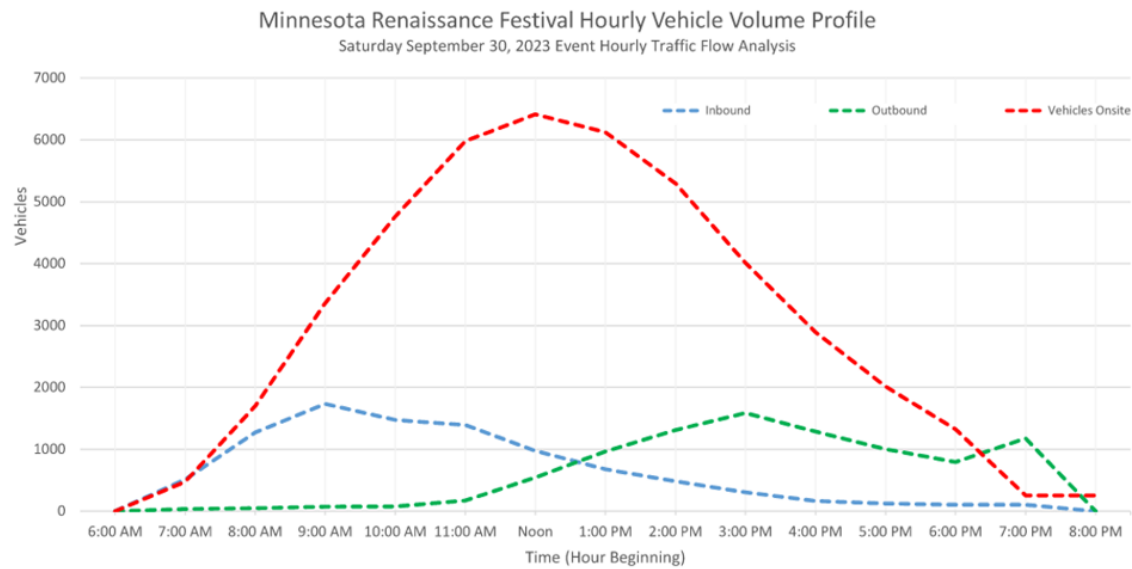


Exhibit 2

Figure 8. 2024 Observed MRF Hourly Vehicle Volume Profile

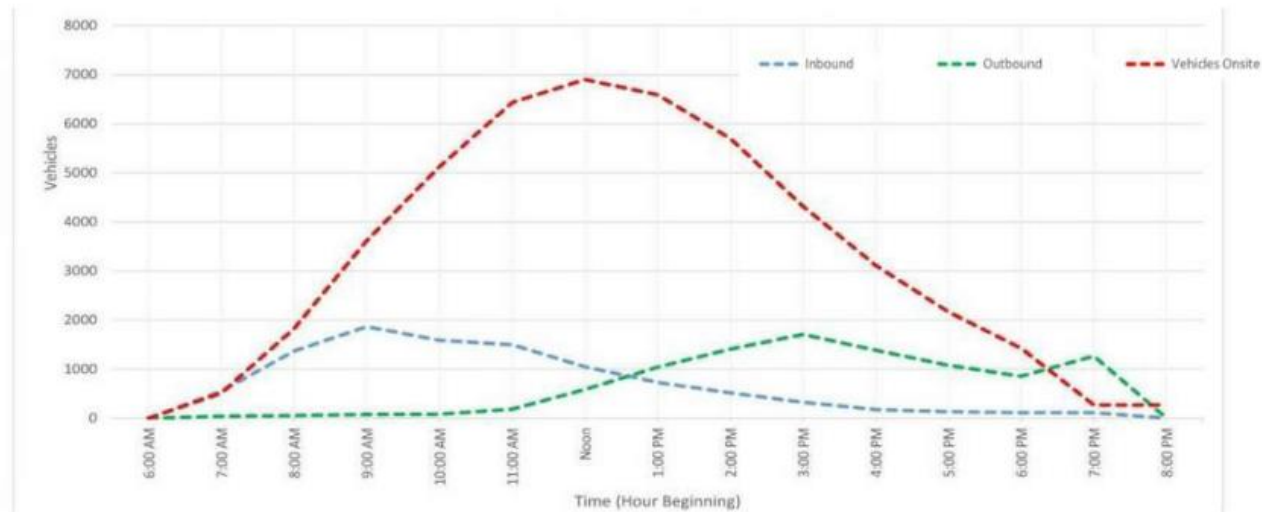
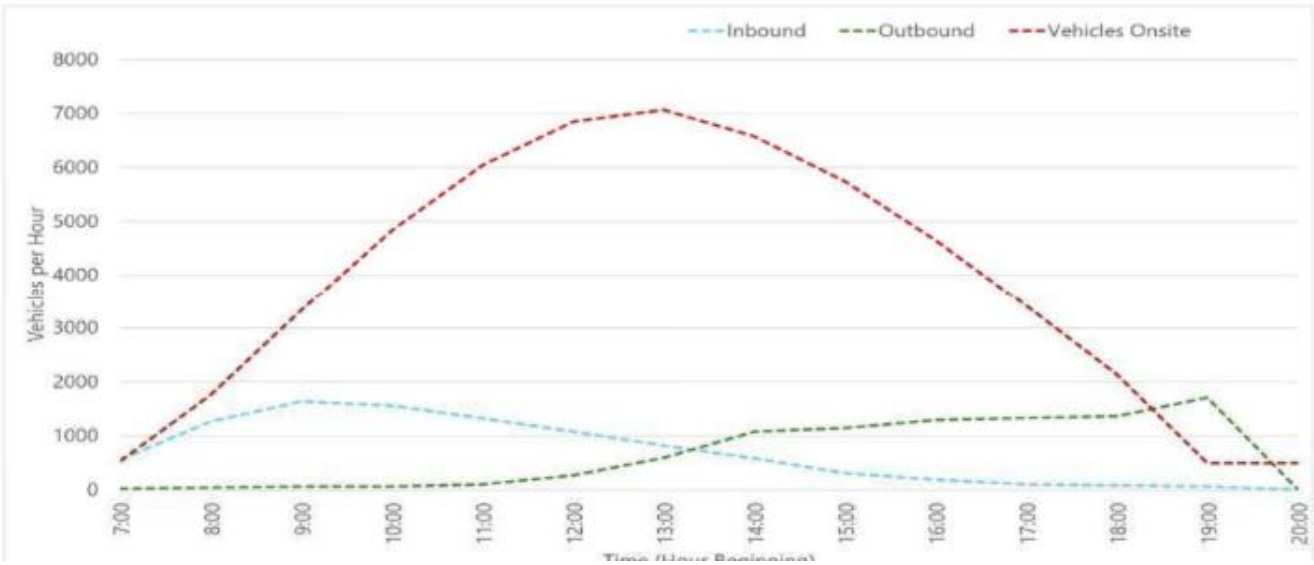


Exhibit 3

Figure 8. 2025 Observed MRF Hourly Vehicle Volume Profile



TOWNSHIP RECOMMENDATION FORM

On July 9, 2026 the Town Board of Louisville Township discussed with MidAmerica Festival, the request to Revisions to
Conditional Use Permit #616-C-8 recorded as
Document No. 17-2093735 filed with Scott
County Recorder's Office

After reviewing the Request, the Town Board:



RECOMMENDS APPROVAL

WITH THE FOLLOWING CONDITIONS: _____



RECOMMENDS DISAPPROVAL

FOR THE FOLLOWING REASONS: _____



HAS NO RECOMMENDATION, BUT WILL FORWARD THE REQUEST TO THE PLANNING COMMISSION OR BOARD OF ADJUSTMENT.

SIGNED:

Cheryl Doucett

CLERK

John Deedman

SUPERVISOR

Barb Pappas

SUPERVISOR

[Signature]

SUPERVISOR

White - County

Yellow - Township Copy

Pink - Applicant's Copy



Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
6.14

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Physical Development/Zoning Administration

PRESENTER(S):

Nathan Hall x8892

PROJECT:

Open Sky Prairie Final Plat

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:

NA

ACTION REQUESTED:

Adopt Resolution No. 2026-175; Approving Conservation Easements for Open Sky Prairie Final Plat in Section 29 of Belle Plaine Township

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner

BACKGROUND/JUSTIFICATION:

The purpose of the agenda item is to adopt Resolution No. 2026-175; Approving Conservation Easements for Open Sky Prairie Final Plat in Section 29 of Belle Plaine Township.

In June, the County Board approved the rezoning of 38.82 acres from A-1, Agricultural Preservation District, to A-3, Agricultural Preservation Density District, and the Preliminary Plat and Final Plat of Open Sky Prairie. The approval of the conservation easements was inadvertently not included in the Board action resolution. A conservation easement is a legal agreement creating an interest in real property created in a manner to impose limitations or affirmative obligations regarding the use of property including the retention, protection, and maintenance of open space. In the Open Sky Prairie Subdivision, the conservation easements protect a wetland area on Lot 1.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:**ATTACHMENTS:**

1. Open Sky Attachments

Action

ACTION TAKEN:

APPROVED

MOTION/SECOND/VOTE:

BWB/TW/4 AYES/JU ABSENT

DEPUTY CLERK:

Michelle Hesse

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-175

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

**RESOLUTION NO. 2026-175; APPROVING CONSERVATION EASEMENTS FOR OPEN SKY PRAIRIE FINAL
PLAT IN SECTION 29 OF BELLE PLAINE TOWNSHIP**

WHEREAS, Eric and Ashley Luce, applicant, and Bradley M. Theis Trust, property owner, have requested the approval of conservation easements for the Final Plat of Open Sky Prairie; and

WHEREAS, the property upon which the request is being made is legally described as:

The Southeast Quarter of the Northeast Quarter, all in Section 29, Township 113 North, Range 24 West
PID: 019290010; and

WHEREAS, the Scott County Board approved the Preliminary Plat and Final Plat of Open Sky Prairie in Section 29 of Belle Plaine Township on June 2, 2026 (Resolution No. 2026-129); and

WHEREAS, the approval of the conservation easements for the Final Plat of Open Sky Prairie were inadvertently not included in the Board action resolution.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners in and for the County of Scott, Minnesota, hereby approves the granting of conservation easements for the Final Plat of Open Sky Prairie.

VOTE RESULTS:

Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

No: None

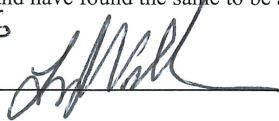
Absent: Jon Ulrich

Abstain: None

State of Minnesota)

County of Scott)

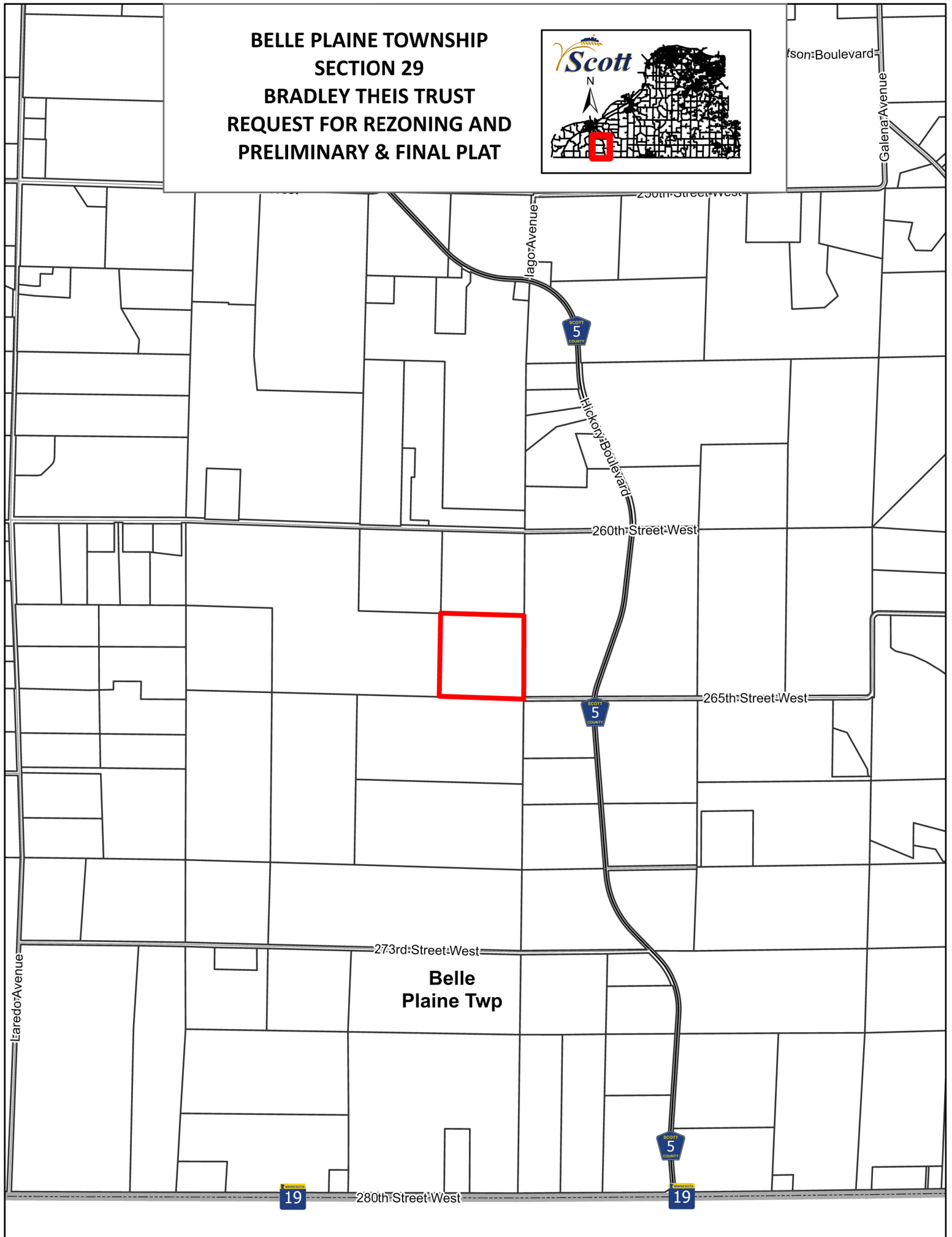
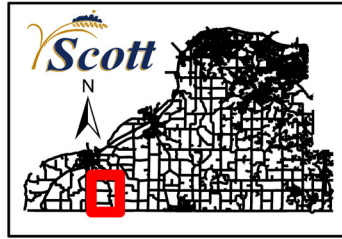
I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on Aug 4, 2026 now on file in my office, and have found the same to be a true and correct copy thereof.
Witness my hand and official seal at Shakopee, Minnesota, on Aug 4, 2026



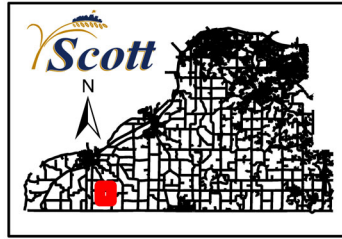
County Administrator

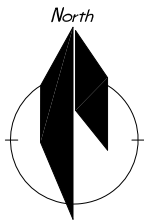
Administrator's Designee

**BELLE PLAINE TOWNSHIP
SECTION 29
BRADLEY THEIS TRUST
REQUEST FOR REZONING AND
PRELIMINARY & FINAL PLAT**



**BELLE PLAINE TOWNSHIP
SECTION 29
BRADLEY THEIS TRUST
REQUEST FOR REZONING AND
PRELIMINARY & FINAL PLAT**





Conservation Easement Exhibit

located in part of:
SE¹/₄ of the NE¹/₄
Section 29, T113N-R24W,
Scott County, Minnesota

This drawing prepared by:

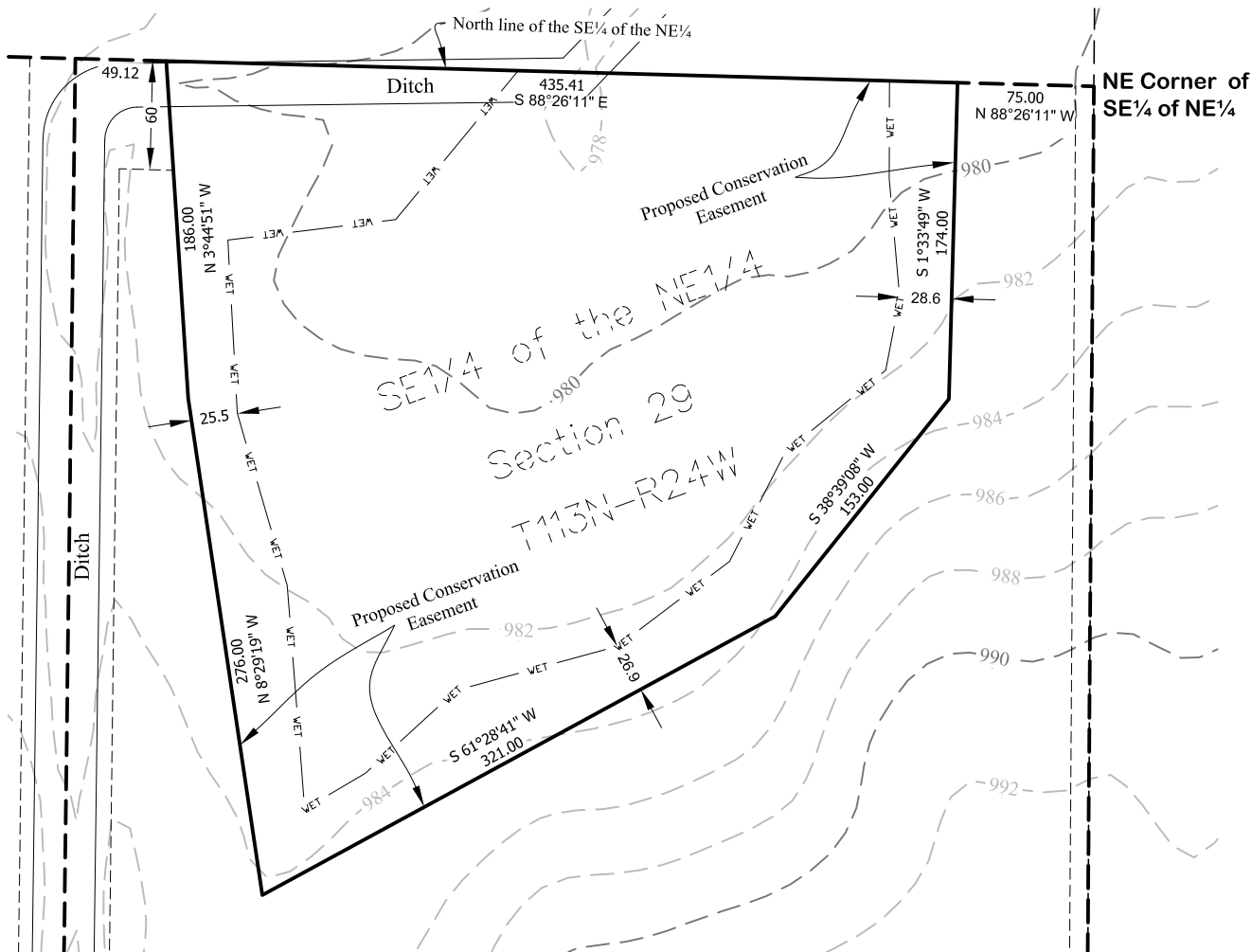
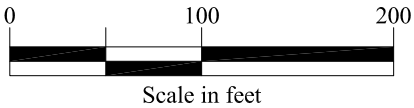
Bonnema Runke Stern Inc.

Professional Land Surveyors

4566 Hwy 71 NE - Suite 1

Willmar, MN 56201

Office (320) 231-2844 Fax (320) 231-2827



Proposed Conservation Easement Description

A conservation easement over and across that of the Southeast Quarter of the Northeast Quarter, Section 29, Township 113 North, Range 24 West, of the Fifth Principal Meridian, Scott County, Minnesota, described as follows:

- Commencing at the Northeast corner of said Southeast Quarter of the Northeast Quarter;
- thence on an assumed bearing of North 88 degrees 26 minutes 11 seconds West, along the north line of said Southeast Quarter of the Northeast Quarter, a distance of 75.00 feet to the point of beginning of the land to be described;
- thence on a bearing of South 01 degrees 33 minutes 49 seconds West, a distance of 174.00 feet;
- thence on a bearing of South 38 degrees 39 minutes 08 seconds West, a distance of 153.00 feet;
- thence on a bearing of South 61 degrees 28 minutes 41 seconds West, a distance of 321.00 feet;
- thence on a bearing of North 8 degrees 29 minutes 19 seconds West, a distance of 276.00 feet;
- thence on a bearing of North 3 degrees 44 minutes 51 seconds West, a distance of 186.00 feet, to the north line of said Southeast Quarter of the Northeast Quarter;
- thence on a bearing of South 88 degrees 26 minutes 11 seconds East, along the north line of said Southeast Quarter of the Northeast Quarter, a distance of 435.41 feet, to the point of beginning.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew D. Runke

Date **February 11, 2026** License No. 46171

This drawing prepared by:
Bonnema Runke Stern Inc.
Professional Land Surveyors



LEGEND

- Found Iron Monument from Former Survey
○ Bonavent Runkle Stern Inc. placed a $\frac{3}{8}$ " Iron Rod with a .40 (60-61) 71-02454 stamped Plastic Cap
● Cast Iron Monument
◆ Consulted Position No Monument
— Approximate Right of Way Line
Easement
— Delivered Wetland

BASIS OF BEARINGS
The Orientation of this bearing system is assumed. The East line of the Southeast Quarter of the Northeast Quarter of Section 29 is assumed to bear S 0°24'19" W.

DEDICATION: That Bradley M. Thies as Trustee of the Bradley M. Thies Trust under Agreement dated April 15, 2025, owner of the following described property located in Scott County, Minnesota: The Southeast Quarter of the Northeast Quarter of Section 29, Township 113 North, Range 24 West of the Fifth Principal Meridian, Scott County, Minnesota.

has caused the same to be surveyed and drafted as OPEN SKY PRAIRIE and covenants heretofore dedicated to the public for public use, recreation and enjoyment to be dedicated to the public for public use, recreation and enjoyment as created by this plat.

Witness my hand and the seal of said Trust, this 15th day of April, 2025.

Bradley M. Thiel, Trustee of the _____ day of _____, 20____ by Bradley M.
 Bradley M. Thiel Trust dated April 15, 2025

 STATE OF MINNESOTA
 COUNTY OF _____

Notary Signature _____

Notary Printed Name _____
Notary Date, _____, _____, _____ My Commission Expires _____

LAND SURVEYOR

Matthew D. Runke, 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 measurements and labels are correctly described on this plat; that all monuments depicted on this plat have been, or will be, correctly set and shown in place; that all water courses and wetlands, as shown in Minnesota Statutes section 362.01, Subd. 3, have been correctly shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2026.

4

Matthew D. Runke, Licensed Land Surveyor
Minnesota License No. 46171
STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on this _____ day of _____, 20____, by Matthew D. Runke,

Notary Signature _____

Notary Printed Name _____

Notary Public, _____ County, Minnesota

Mr. Commission Expires _____

TOWN BOARD
This plat was approved and accepted by the Town Board of Belle Plaine Township this _____ day of _____, 20____, and is in compliance with the provisions of Minnesota Statutes, Section 405.03, Subd. 2

By _____, its Chairperson

ATTORNEY
I hereby certify that I have examined this plat of OPEN SKY PRAIRIE and do hereby recommend this plat for approval as to form this _____ day of _____, 20____.

Scott County Attorney

BOARD OF COMMISSIONERS
I hereby certify that the Board of Commissioners of Scott County, Minnesota approved this plat of OPEN SKY
PARADE by resolution at a meeting thereof this _____ day of _____, 20____.

County Surveyor

Attest: _____
Scott County Administrator

County Surveyor

Scott County Surveyor

AUDITOR/TREASURER

herebefore described have been paid. Also, pursuant to Minnesota Statute, section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

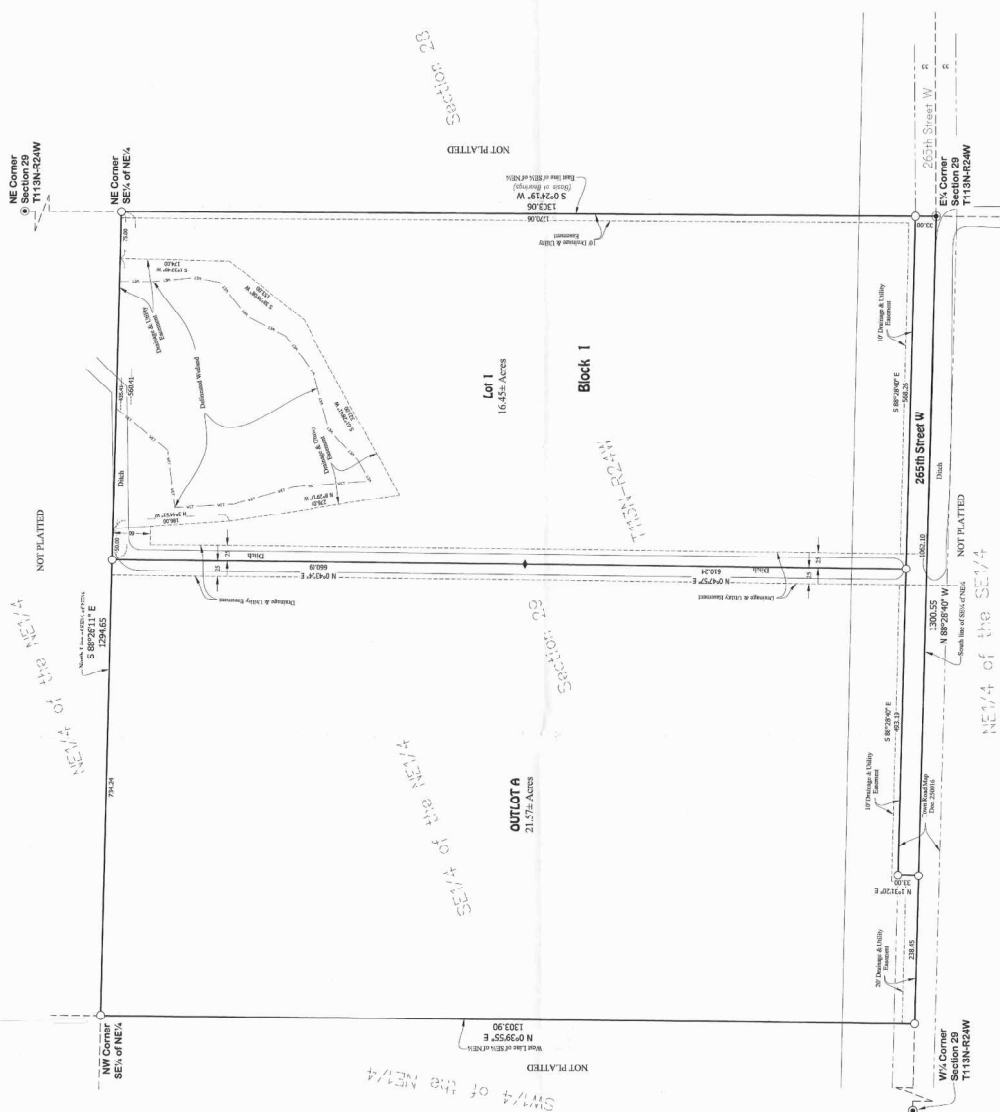
Sgt. County Auditor/Treasurer

Signed by: _____, Deputy

RECORDER

I hereby certify that this plat was recorded in the office of the County Recorder for record on this _____ day of _____, 20____ at _____ o'clock _____ M., as Document No. _____.

Scott County Reorder





Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
6.15

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Physical Development/Environmental Services

PRESENTER(S):

Kate Sedlacek x8351

PROJECT:

Dem-Con Landfill Expansion EIS

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:

NA

ACTION REQUESTED:

Adopt Resolution No. 2026-177; Authorizing Submittal of Comments on the Dem-Con Landfill Expansion Environmental Impact Statement

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner

Communication: We will always be clear about what we're doing and why we're doing it

Collaboration: We will work with partners - communities, schools, faith groups, private business, and non-profit agencies - to see that services are not duplicated but rather are complementary, aligned, and provided by the partners who can deliver the service most effectively

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to adopt Resolution No. 2026-177; Authorizing Submittal of Comments on the Dem-Con Landfill Expansion Environmental Impact Statement.

On December 15, 2020 (Resolution 2020-242), the County Board approved a letter of support certifying the need to expand municipal solid waste (MSW) disposal at three existing regional landfills: Burnsville, Pine Bend and Dem-Con. In the letter, the Board expressed its preference that MSW generated in Scott County stay within Minnesota to ensure all disposal facilities meet state permitting requirements for construction, operation, closure and monitoring. In 2021, the Minnesota Pollution Control Agency (MPCA) allocated 627,244 tons of MSW capacity to Dem-Con. The Dem-Con Landfill is an existing 362-acre Class III Demolition Landfill located in Louisville Township. Since 1985, the MPCA has permitted Dem-Con Landfill to accept construction and demolition (C&D) debris and certain types of industrial waste at its landfill. Now, Dem-Con proposes to convert approximately 2.2 million cubic yards of permitted C&D airspace to municipal solid waste (MSW) airspace over an 81-acre fill area. Dem-Con will continue to accept C&D and industrial waste in separate areas of the Dem-Con Landfill.

Dem-Con's proposal to convert airspace for MSW disposal triggered a mandatory environmental review process. As a first step in this process, the MPCA released a scoping Environmental Assessment Worksheet (EAW) in 2025 to identify specific topics to evaluate in more depth in an Environmental Impact Statement (EIS). In July 2025, County staff submitted a comment letter on the draft EAW requesting more detail on the MPCA's plans to prevent future waste-to-energy facility closures, which have created additional capacity demands for MSW in the region.

The MPCA prepared the draft EIS to evaluate and provide detailed information about potentially significant environmental impacts associated with Dem-Con's proposal. The range of impacts evaluated in the EIS document include groundwater, noise, traffic, odor, wildlife, air pollution, greenhouse gas emissions, economic and sociological impacts, and local solid waste system and service area economic impacts. The draft EIS was released last month with the public comment period open for 30 days, ending on August 13, 2026. A public meeting on this draft EIS was held in Shakopee on July 29.

As a reminder, should this landfill expansion proceed beyond the environmental review process, the County's authority in permitting this project includes 1.) amending Dem-Con's Conditional Use Permit, 2.) issuing the Annual Solid Waste License, and 3.) issuing any Building Permits (if needed) associated with the project.

Attached is a draft Board comment letter on the draft EIS.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:

ATTACHMENTS:

1. County Board Letter on Dem Con Landfill Draft EIS

Action

ACTION TAKEN: APPROVED	MOTION/SECOND/VOTE: BWB/TW/4 AYES/JU ABSENT	DEPUTY CLERK: <i>Michelle Hesse</i>
--------------------------------------	---	---

**BOARD OF COUNTY COMMISSIONERS
SCOTT COUNTY, MINNESOTA**

Date: August 4, 2026

Resolution No.: 2026-177

Motion by Commissioner: Barb Weckman Brekke

Seconded by Commissioner: Tom Wolf

**RESOLUTION NO. 2026-177; AUTHORIZING SUBMITTAL OF COMMENTS ON THE DEM-CON LANDFILL
EXPANSION ENVIRONMENTAL IMPACT STATEMENT**

WHEREAS, the Minnesota Pollution Control Agency (MPCA) has prepared a draft Environmental Impact Statement (EIS) for the Dem-Con Landfill Expansion Project (the "Project"), which would convert approximately 2.2 million cubic yards of airspace permitted for construction and demolition debris to be used for municipal solid waste; and

WHEREAS, the draft EIS document was prepared to evaluate and provide information about potentially significant environmental impacts associated with the Project; and

WHEREAS, the draft EIS evaluates two alternatives: "No Action" and "Incorporation of Reasonable Mitigation Measures for the Project Identified through Public Comment"; and

WHEREAS, the MPCA released the draft EIS for the Project for a 30-day comment period; and

WHEREAS, the County Board is concerned about the environmental and community impacts of landfill expansions in Scott County and valued the opportunity to review and comment on this draft EIS; and

WHEREAS, the County, as a local unit of government, will have permitting authority for this Project.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners in and for the County of Scott, Minnesota, that the Board finds the draft EIS incomplete, and the following topics need further evaluation and discussion in the final EIS:

- Groundwater Resources
- Air Quality Assessment
- Odor
- Economic and Social Impacts

BE IT FINALLY RESOLVED, that the Scott County Board of Commissioners authorizes submitting the attached comment letter on the draft EIS for the Dem Con Landfill Expansion Project.

VOTE RESULTS:

Yes: Barb Weckman Brekke, Tom Wolf, Jody Brennan, Dave Beer

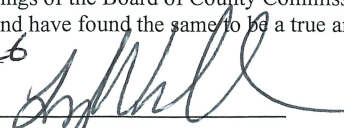
No: None

Absent: Jon Ulrich

Abstain: None

**State of Minnesota)
County of Scott)**

I, Lezlie A. Vermillion, duly appointed qualified County Administrator for the County of Scott, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Scott County, Minnesota, at their session held on Aug 4, 2026 now on file in my office, and have found the same to be a true and correct copy thereof.
Witness my hand and official seal at Shakopee, Minnesota, on Aug 4, 2026



County Administrator



SCOTT COUNTY BOARD OF COMMISSIONERS

200 FOURTH AVENUE WEST · SHAKOPEE, MN 55379-1220
(952)496-8100 · Fax (952)496-8180 · www.scottcountymn.gov

BARB WECKMAN BREKKE, DISTRICT 1
TOM WOLF, DISTRICT 2
JODY BRENNAN, DISTRICT 3
DAVE BEER, DISTRICT 4
JON ULRICH, DISTRICT 5

August 4, 2027

Minnesota Pollution Control Agency
Attn: Charles Peterson
520 Lafayette Rd N
Saint Paul, MN 55155

RE: Dem-Con Landfill Draft Environmental Impact Statement (EIS)

Dear Mr. Peterson,

Thank you for the opportunity to review and comment on the draft Dem-Con Landfill EIS published on July 7, 2026. As a unit of government responsible for issuing permits for this proposed project, the County Board believes the draft EIS is incomplete because it fails to adequately address all available groundwater and air quality mitigation measures, nor does it explain why specific mitigation options were excluded from the EIS evaluation. Without this information, decision-makers cannot properly evaluate permitting conditions. The following are four topics we believe need further evaluation:

Section 7. Water resources - groundwater

Given the growing public concern regarding the health impact of per- and polyfluoroalkyl substances (PFAS), the EIS should provide a more comprehensive discussion on the possibility of future PFAS contamination, monitoring, and mitigation at this landfill location. The EIS notes that volatile organic compounds (VOCs) serve as an indicator contaminant and Table 20 sets parameters and permit limits for VOCs but does not elaborate if PFAS will be monitored. If there are no plans to monitor PFAS, this should be discussed in the EIS. If existing protective measures are already deemed sufficient to address PFAS, this should be clearly stated. Additionally, the EIS should note that pretreatment options for PFAS and other contaminants are available at landfill locations using the latest technology, prior to leachate collection and discharge to a nearby wastewater treatment plant; in this case, the Blue Lake Wastewater Treatment Plant.

Section 8. Air quality assessment

The EIS mentions that there are landfills that have methane gas-to-energy systems but does not examine methane gas-to-energy as a possible mitigation for this Project. Under Minnesota's Solid Waste Management Hierarchy, landfills with gas recovery systems are preferred over those without. Therefore, methane gas-to-energy recovery should be analyzed in greater detail as an additional mitigation measure.

Section 8. E. Odor

Due to concerns regarding potential municipal solid waste (MSW) odors to neighboring residential and commercial properties, the EIS should identify the current regulatory jurisdiction and clarify the Minnesota Pollution Control Agency's (MPCA) current role regarding odor management. The MPCA is actively engaged in Odor Management Rulemaking, and the EIS should analyze whether the Project Proposer has evaluated and incorporated future regulatory standards into the project.

Section 11. Economic and social impacts

This section is incomplete. Although the draft document states that it will discuss the 'direct and indirect impacts of the project on local economy and social conditions,' it fails to address the responsibilities and costs associated with landfill remediation. Decision-makers need to understand the financial impacts on their community and how those impacts can be mitigated. For example, Sections 11.A.1 and 11.C.1 simply list taxes and fees without explaining the direct, indirect, economic, or social impacts at any scale (State, Metro, or County).

Furthermore, it is unclear whether MSW fees collected for the Metro Landfill Abatement Fund and the Metropolitan Landfill Contingency Trust Fund will be allocated toward Dem-Con Landfill should abatement be required. The EIS is silent that Dem-Con has other financial security mechanisms in place for remediation. Will the State modify any of the financial assurances currently established for converting MSW to C&D?

Finally, regarding Section 11.B.1, while we acknowledge the need to accommodate MSW landfill expansion following the closure of Great River Energy in Elk River, we express concern over the statement that "discussions to close the Hennepin Energy Recovery Center (HERC) as early as 2027 would put additional strain on the waste management system..." This statement implies that the State *has* and metro area *should* prepare to absorb additional MSW from the HERC closure. We must be unequivocally clear: Scott County WILL NOT consider permitting any additional MSW capacity beyond the 627,244 tons adopted by the MPCA as the final determination for additional landfill capacity.

Thank you for the opportunity to review the draft EIS. We appreciate your consideration of our comments.

Respectfully,

Jon Ulrich, Chair
Scott County Board of Commissioners



Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
6.16

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Office of Management and Budget/Employee Relations

PRESENTER(S):

Jeff Smodish
Laurie McMillen x8194

PROJECT:

Agenda Item Details

AGENDA ITEM TYPE:

Consent

TIME REQUESTED:**ACTION REQUESTED:**

Approve Payroll Processing of Personnel Actions

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner

Communication: We will always be clear about what we're doing and why we're doing it

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to Approve the Payroll Processing of Personnel Actions. The Actions Indicated Below Have Been Certified by the Employee Relations Director and the Appointing Authority to be in Compliance with the Provisions of Minn. Stat. §§375.56 - 375.71 and the Scott County Personnel System.

1. Separation of employment for Kathy Shanks, PT (50% FTE) Senior Accountant - Unclassified, Transformation and Enterprise Services Division, effective 7/13/2026.
2. Separation of employment for Todd Rodewald, FT Facility Probation Officer, Health and Human Services Division, effective 7/13/2026.
3. Separation of employment for James Carbone, Intermittent (34% FTE) Administrative Specialist, Transformation and Enterprise Services Division, effective 7/16/2026.
4. Separation of employment for Mondale Law, FT Child Support Officer, Health and Human Services Division, effective 7/24/2026.
5. Separation of employment for Xitlalic Mendoza, FT Social Worker I, Health and Human Services Division, effective 7/29/2026.
6. Separation of employment for Jamie Robischon, FT Customer Services Specialist, Community Services Division, effective 7/31/2026.
7. Separation of employment for Daniel Aszmann, FT Sheriff's Deputy, County Sheriff's Office, effective 8/14/2026.
8. Separation of employment for Elizabeth Ohm, FT Librarian, Transformation and Enterprise Services Division, effective 8/15/2026.
9. FT Probationary employment of Cait Dollar, Public Safety Telecommunicator, County Sheriff's Office, effective 7/13/2026.
10. FT Probationary employment of Ramia Cummings, Public Safety Telecommunicator, County Sheriff's Office, effective 7/13/2026.
11. FT Probationary employment of ToriLee Daugherty, Public Safety Telecommunicator, County Sheriff's Office, effective 7/13/2026.
12. FT Probationary employment of Stephanie Walter, Corrections Officer, County Sheriff's Office, effective 8/10/2026.
13. FT Probationary employment of Vang Lee, Corrections Officer, County Sheriff's Office, effective 8/10/2026.
14. PT (50% FTE) Temporary employment of Jane Jacobsen, Administrative Specialist — Unclassified, Health and Human Services Division, effective 7/13/2026.

15. Intermittent (34% FTE) employment of Olivia Zirbel, Librarian - Unclassified, Transformation and Enterprise Services Division, effective 7/13/2026.
16. Intermittent (34% FTE) employment of Daniel From, Election Assistant - Unclassified, Community Services Division, effective 7/27/2026.
17. Intermittent (34% FTE) employment of Jill McBroom, Librarian - Unclassified, Transformation and Enterprise Services Division, effective 7/27/2026.
18. Promotion for Ellen Burns, FT Assistant County Attorney I to FT Probationary Assistant County Attorney II, County Attorney's Office, effective 7/13/2026.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:**ATTACHMENTS:**

None

Action**ACTION TAKEN:**

APPROVED

MOTION/SECOND/VOTE:

BWB/TW/4 AYES/JU ABSENT

DEPUTY CLERK:

Michelle Hesse



Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
7.1

Department Information

ORIGINATING DIVISION/DEPARTMENT:

TES - Administration

PRESENTER(S):**PROJECT:**

Agenda Item Details

AGENDA ITEM TYPE:

Other

TIME REQUESTED:**ACTION REQUESTED:**

Recognition of 2026 Scott County Farm Family of the Year - Laura & Chris Kieser

ORGANIZATIONAL VALUES:

Communication: We will always be clear about what we're doing and why we're doing it

BACKGROUND/JUSTIFICATION:

2026 Scott County Farm Family, Kieser Family-Four Seasons Farm, Jordan, MN

Chris and Laura Kieser purchased their farm near the river bluffs in Jordan in 2004, where they began raising Saanen and Nubian goats. For more than a decade, they leased goats to 4-H youth, providing young people with the opportunity to raise and show livestock.

Today, they focus on raising Saanen goats for breeding stock, commercial dairies and homesteaders. Chris works as a project manager for Element Material Technology, an aerospace testing laboratory, and Laura is a customer service account manager for Dairyland Labs.

Each spring, Chris and Laura host "Baby Goat Day" at Next Chapter Winery, welcoming approximately 1,200 visitors to learn about goats and farming. They are members of the American Dairy Goat Association, the National Saanen Breeders Association and the Minnesota Dairy Goat Association. Since 2004, they have exhibited their goats at local, regional and national shows. In 2021, they earned the American Dairy Goat Association Herd of Distinction Award and were named Supreme Dairy Goat Herd at the 2025 Minnesota State Fair.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:**ATTACHMENTS:**

None

Action

ACTION TAKEN:

NO ACTION

MOTION/SECOND/VOTE:**DEPUTY CLERK:**

Michelle Hesse



Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
8.1

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Office of Management and Budget/Employee Relations

PRESENTER(S):

Sheriff Hennen
Captain Steve Collins

PROJECT:

Agenda Item Details

AGENDA ITEM TYPE:

Non-Consent

TIME REQUESTED:**ACTION REQUESTED:**

Recognition of Scott County Retiree Daniel Aszmann

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner

Communication: We will always be clear about what we're doing and why we're doing it

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to recognize the retirement of Daniel Aszmann.

In recognition and gratitude for his 21 years of dedicated service to the residents of Scott County and the Scott County Sheriff's Office, we honor Deputy Dan Aszmann as he retires on August 14, 2026.

Dan began his career with the Sheriff's Office in 2003 as a Volunteer Reserve Deputy before joining the agency full-time as a Patrol Deputy. Throughout his career, he embraced a wide range of specialized assignments, serving as a Southwest Metro Drug Task Force Agent, K-9 Handler, Narcotics Investigator, Field Training Officer, Recreation Safety Deputy, Mobile Field Force member, and Volunteer Reserve Unit Liaison. His willingness to take on new challenges and share his knowledge with others has strengthened both the Sheriff's Office and the community we serve.

Deputy Aszmann's professionalism, dedication, and commitment to public service have made a lasting impact over the past two decades. We extend our sincere gratitude for his years of service and wish him health, happiness, and many rewarding adventures in retirement.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:**ATTACHMENTS:**

None

Action

ACTION TAKEN:

NO ACTION

MOTION/SECOND/VOTE:**DEPUTY CLERK:**

Michelle Hesse



Request for Board Action

BOARD MEETING DATE:
8/4/2026

AGENDA ITEM NUMBER:
9.1

Department Information

ORIGINATING DIVISION/DEPARTMENT:

Office of Management and Budget (OMB)

PRESENTER(S):

Troy Gabler and Christopher Knopik

PROJECT:

Agenda Item Details

AGENDA ITEM TYPE:

Non-Consent

TIME REQUESTED:

ACTION REQUESTED:

Annual External Audit Results Presentation

ORGANIZATIONAL VALUES:

Customer Service: We will deliver government services in a respectful, responsive, and solution-oriented manner

Communication: We will always be clear about what we're doing and why we're doing it

Collaboration: We will work with partners - communities, schools, faith groups, private business, and non-profit agencies - to see that services are not duplicated but rather are complementary, aligned, and provided by the partners who can deliver the service most effectively

Stewardship: We will work proactively to make investments, guided by resident input, which will transform lives, communities, and government

Empowerment: We will work with individuals and families to affirm strengths, develop skills, restore hope, and promote self-reliance

Resiliency: We will foster public preparedness and respond when families and communities face health and safety emergencies

Innovation: We will take informed risks to deliver services more effectively and will learn from our successes and failures

BACKGROUND/JUSTIFICATION:

The purpose of this agenda item is to receive the Annual External Audit Results presentation.

Scott County is required under State statute to undergo an annual External Audit, which for the 2025 fiscal year was conducted by CliftonLarsonAllen LLP (CLA), who is contracted by the County for this service.

County staff works closely with CLA and provides them access to County information and documentation for assessment based on CLA's internal standards as well as generally accepted auditing standards. The annual audit result is provided to the Federal government and the State of Minnesota and is made available publicly, including to bond issuance agencies as part of the County's credit rating.

The objectives of the audit are to obtain reasonable assurance about whether the basic financial statements of the County as a whole are free from material misstatement (whether due to fraud or error), and to issue an auditors' report that includes the auditor's opinion about whether the basic financial statements are fairly presented in all material respects and in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP).

Additional objectives include:

- Reporting on internal control over financial reporting and on compliance with the provisions of laws, regulations, contracts, and agreements.
- Reporting on internal control over compliance related to major programs and expressing an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program.

The audit for the year ended December 31, 2025, was completed in June, 2026. The County received an unmodified (i.e., unqualified) opinion on the financial statements, which is the highest rating obtainable for the annual financial audit.

BUDGET AMENDMENT:

No

FUNDING DESCRIPTION:

Funding for the audit is included in the annual operating budget.

ATTACHMENTS:

1. 2025 Audit Presentation

Action

ACTION TAKEN:

NO ACTION

MOTION/SECOND/VOTE:

DEPUTY CLERK:

Michelle Hesse



We'll get you there.

CPAs | CONSULTANTS | WEALTH ADVISORS

Scott County, Minnesota Audit Presentation

Year Ended December 31, 2025

Agenda



Audit Team

- The senior members of your audit team consisted of the following professionals:
 - Troy Gabler – Principal
 - Grace Trocinske – Director
 - Austin Wolf - Senior



Required Communications

- Audit provides reasonable assurance, not *absolute* assurance
- Significant accounting estimates
 - Management's estimate of the claims liability for the County's self-insurance of its health and dental coverage.
 - Management's estimate of the OPEB liability (asset), deferred inflows of resources, deferred outflows of resources, and the related expense.
- Uncorrected misstatements
 - None



Required Communications (Continued)

- Corrected misstatements
 - Both accounts receivable and deferred inflows of resources were increased by \$769,798 to properly record receivables that existed at year-end that were not received within the County's period of availability. This was recorded within the American Rescue Plan Act fund.
- Difficulties performing the audit
 - None
- Disagreements with management
 - None



Audit Results

- Unmodified (i.e., “clean”) opinion on financial statements and each major federal program.
- Internal Controls over Financial Reporting:
 - Material Weakness in Internal Control over Financial Reporting
 - Material Audit Adjustment – Accounts Receivable
- Internal Controls over Major Federal Programs:
 - Material Weakness in Internal Control over Compliance
 - Medical Assistance Eligibility
- Minnesota Legal Compliance
 - None



Financial Results

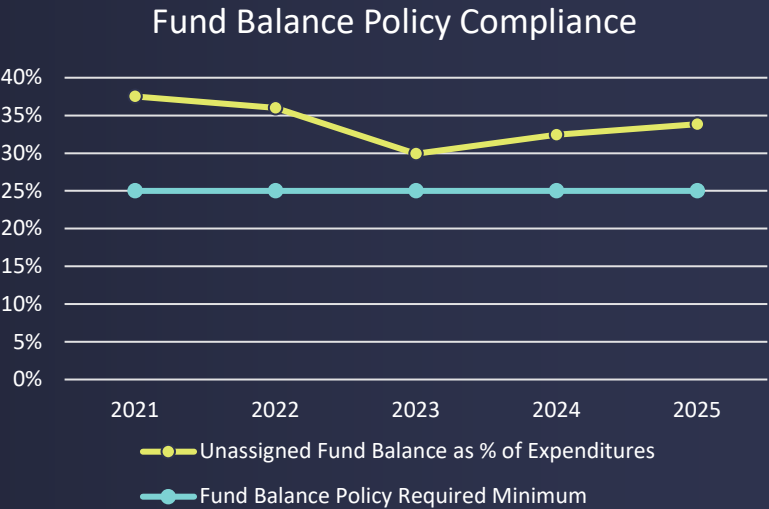


Fund Balance Trends



Fund Balance - General Fund

Policy states that the County should maintain an unassigned fund balance greater than 25-30 percent of the General Fund Operating Expenditures at the end of the fiscal year.



	2021	2022	2023	2024	2025
Unassigned Fund Balance	42,877,183	43,041,023	38,521,060	45,231,661	49,027,598
Total Fund Balance	56,715,768	56,920,998	54,854,501	63,048,220	67,955,320
Expenditures (Excluding Other Financing Uses)	114,277,931	119,518,772	128,745,000	139,373,881	144,879,773



Fund Balance General Fund - Comparison

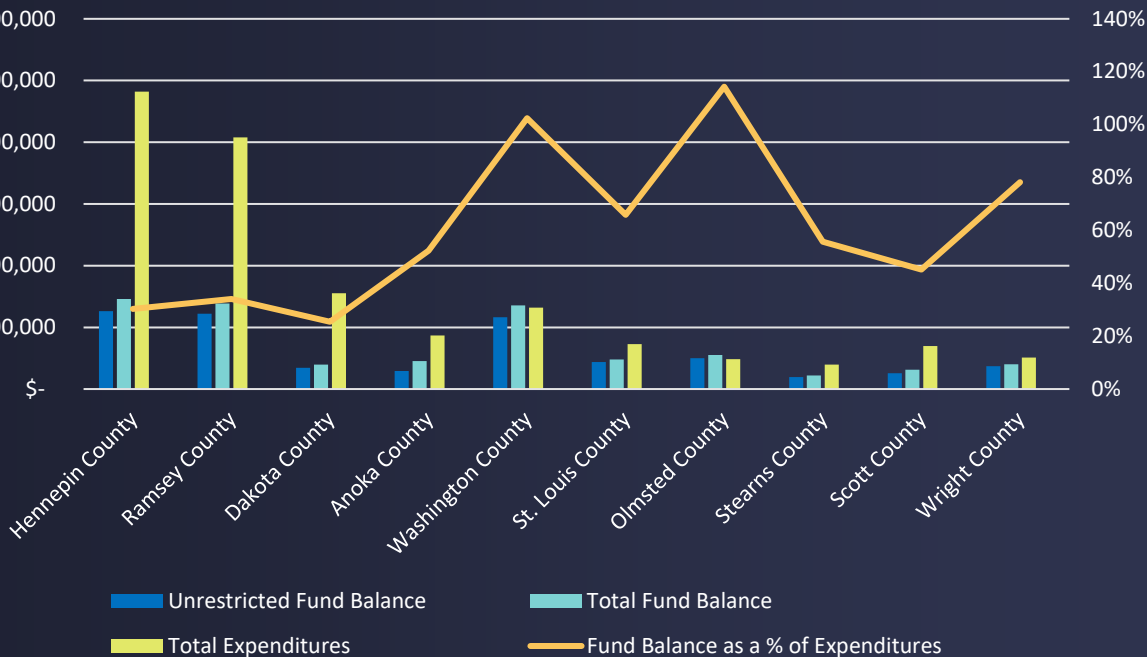
Compared to largest 10 counties in Minnesota by Population

Entity Name	Unrestricted Fund Balance	Total Fund Balance	Total Expenditures	Unrestricted as a % of Expenditures	Fund Balance as a % of Expenditures
Hennepin County	\$ 252,730,931	\$ 292,251,720	\$ 964,164,868	26%	30%
Ramsey County	\$ 244,639,322	\$ 277,567,841	\$ 816,126,348	30%	34%
Dakota County	\$ 68,646,091	\$ 79,077,068	\$ 310,863,527	22%	25%
Anoka County	\$ 58,201,997	\$ 90,928,704	\$ 173,614,011	34%	52%
Washington County	\$ 232,588,889	\$ 270,661,355	\$ 264,102,386	88%	102%
St. Louis County	\$ 87,263,985	\$ 96,092,697	\$ 145,744,801	60%	66%
Olmsted County	\$ 100,055,838	\$ 110,567,358	\$ 96,712,325	103%	114%
Stearns County	\$ 38,546,609	\$ 43,975,411	\$ 78,974,931	49%	56%
Scott County	\$ 51,058,878	\$ 63,048,220	\$ 139,373,881	32%	45%
Wright County	\$ 74,406,368	\$ 79,908,700	\$ 102,135,831	73%	78%



Fund Balance General Fund - Comparison

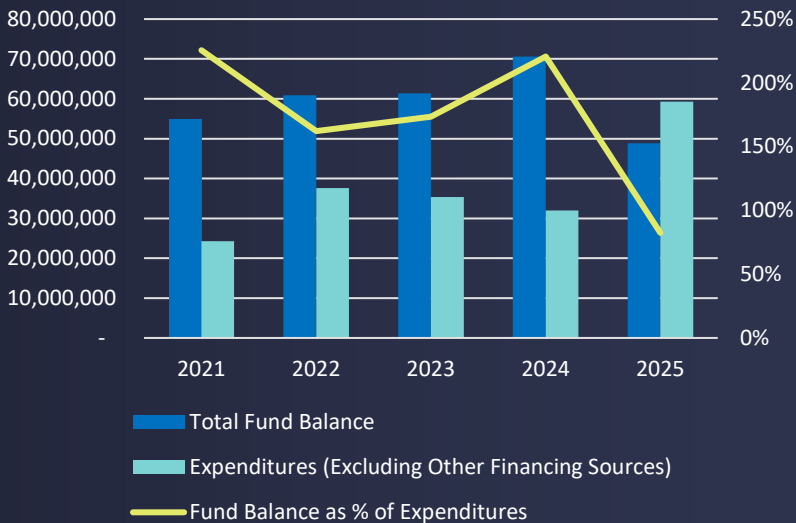
Compared to largest 10 counties in Minnesota by Population (2024 information *2023 for Ramsey)



Fund Balance - Road & Bridge Fund

There are no specific policy requirements for this fund.

Fund Balance Road & Bridge

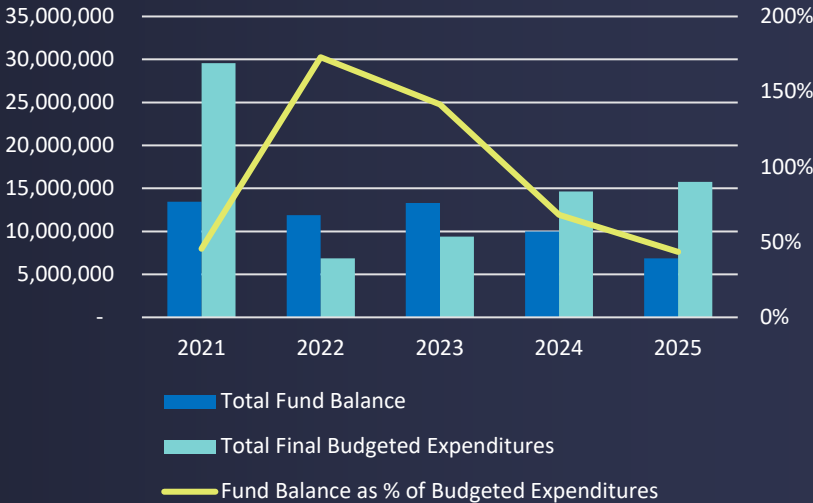


	2021	2022	2023	2024	2025
Total Fund Balance	54,733,048	60,910,013	61,332,384	70,578,681	48,835,222
Expenditures (Excluding Other Financing Sources)	24,264,944	37,575,050	35,353,439	31,999,488	59,288,028

Fund Balance - Capital Improvement Fund

There are no specific policy requirements for this fund.

Fund Balance Capital Improvement

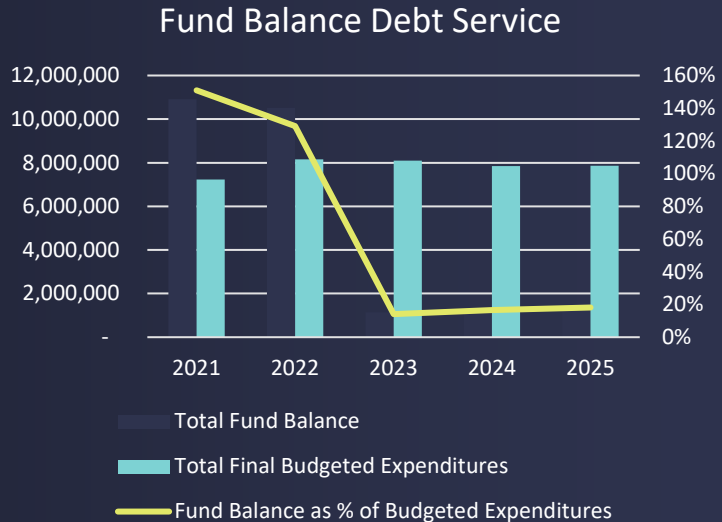


	2021	2022	2023	2024	2025
Total Fund Balance	13,453,648	11,896,349	13,290,809	9,971,050	6,859,690
Total Final Budgeted Expenditures	29,569,014	6,881,084	9,385,047	14,647,218	15,767,049



Fund Balance - Debt Service Fund

There are no specific policy requirements for this fund.

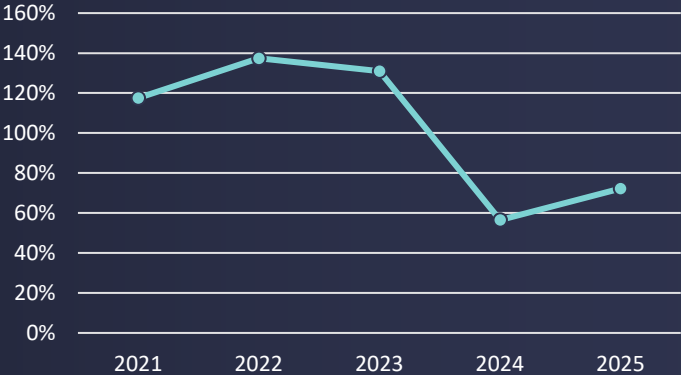


	2021	2022	2023	2024	2025
Total Fund Balance	10,912,154	10,518,937	1,142,318	1,301,591	1,420,938
Total Final Budgeted Expenditures	7,229,781	8,149,136	8,092,265	7,841,138	7,866,769

Fund Balance - Watershed Management Organization (WMO) Fund

There are no specific policy requirements for this fund.

Total Fund Balance as % of Expenditures

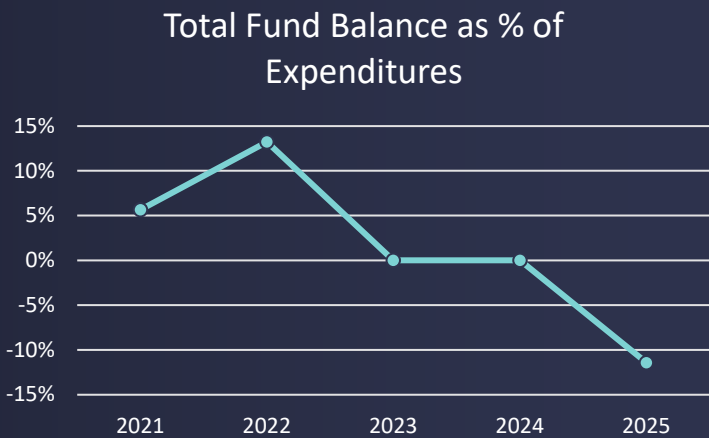


	2021	2022	2023	2024	2025
Total Fund Balance	1,240,662	1,671,497	2,005,541	1,397,711	1,494,834
Expenditures (Excluding Other Financing Sources)	1,056,416	1,216,366	1,531,142	2,474,949	2,068,863



Fund Balance - American Rescue Plan Act Fund

There are no specific policy requirements for this fund.



	2021	2022	2023	2024	2025
Total Fund Balance	15,087	274,573	-	-	(1,413,781)
Expenditures (Excluding Other Financing Sources)	266,460	2,075,188	6,209,066	10,059,846	12,390,907



Emerging Issues

- Statement No. 103 – Financial Reporting Model Improvements
 - December 31, 2026
 - Will impact the Management Discussion & Analysis and the layout of the Statement of Changes in Net Position – Proprietary Funds
- Statement No. 104 – Disclosure of Certain Capital Assets
 - December 31, 2026
 - Will impact the presentation in the footnotes of certain capital assets
- Statement No. 105 – Subsequent Events
 - December 31, 2027
 - Updates and clarifies the accounting and disclosure requirements for subsequent events.



Thank you to all for helping to get this audit completed timely and for allowing us to serve you!

Contact Information:

Christopher Knopik, CPA, CFE

320-266-6424

Christopher.Knopik@CLAconnect.com

Troy Gabler, CPA

763-516-7742

Troy.Gabler@CLAconnect.com



CLAconnect.com



CPAs | CONSULTANTS | WEALTH ADVISORS

©2026 CliftonLarsonAllen LLP. CLA (CliftonLarsonAllen LLP) is an independent network member of CLA Global. See CLAGlobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.



The information herein has been provided by CliftonLarsonAllen LLP for general information purposes only. The presentation and related materials, if any, do not implicate any client, advisory, fiduciary, or professional relationship between you and CliftonLarsonAllen LLP and neither CliftonLarsonAllen LLP nor any other person or entity is, in connection with the presentation and/or materials, engaged in rendering auditing, accounting, tax, legal, medical, investment, advisory, consulting, or any other professional service or advice. Neither the presentation nor the materials, if any, should be considered a substitute for your independent investigation and your sound technical business judgment. You or your entity, if applicable, should consult with a professional advisor familiar with your particular factual situation for advice or service concerning any specific matters.

CliftonLarsonAllen LLP is not licensed to practice law, nor does it practice law. The presentation and materials, if any, are for general guidance purposes and not a substitute for compliance obligations. The presentation and/or materials may not be applicable to, or suitable for, your specific circumstances or needs, and may require consultation with counsel, consultants, or advisors if any action is to be contemplated. You should contact your CliftonLarsonAllen LLP or other professional prior to taking any action based upon the information in the presentation or materials provided. CliftonLarsonAllen LLP assumes no obligation to inform you of any changes in laws or other factors that could affect the information contained herein.



Family Resource Centers

Social Return on Investment

August 4, 2026

Our Mission



Wilder is a collective force for social good that works to see all people thrive. We champion stability and wellness through direct services, advocacy, and research.

Our Vision



People that thrive in
their fullness.

Good that lasts for
generations.

What is a Family Resource Center?

Universal access point for education, supports, services, and building community.



Safe, accessible place for families to connect with supports and services.



Programs tailored to the culture and needs of the community they serve.



Core services focus on parenting education and skills, early childhood literacy, and access to concrete supports.



A place where individuals and organizations come together to help families thrive.

Key goals

- To support families to be strong, healthy, and successful
- To contribute to building a strong and healthy community
- To reduce the likelihood of child abuse and neglect by building the research-based Strengthening Families Protective Factors





**Do savings from avoided
child protection system
involvement offset
investments in FRCs?**

Sample Outcomes of FRCs in Scott County

SHORTER-TERM OUTCOMES



Increased access to basic needs



Improved access to reliable, safe, and affordable childcare



Improved school readiness and attendance



Increased access to housing supports



Increased parental resilience and support



LONGER-TERM OUTCOMES



Increased economic stability



Increased earnings and tax contributions



Decreased homelessness



Decreased child protection cases



The premise: strengthening families upstream reduces their involvement in the child protection system downstream.

What This Study Does

RESEARCH QUESTION:

Are savings from avoided child protection system involvement sufficient to offset investments in FRCs?

How This Study Does It

Each method in our layered approach unpacks a piece of the answer:

- **Pre-post analysis:** Did Child Protection cases decline after FRC contact?
- **Dose-response:** Does more engagement produce better outcomes?
- **Generalized Propensity Scoring:** Do findings hold after accounting for who gets more services?
- **Cohort replication:** Are results consistent across program years?
- **Sensitivity analysis:** How much do the results depend on our assumptions?

Who the FRCs have served

N = 1,096

CP-eligible households with children served by FRCs in Scott County through their resource navigation, classes, and/or programs



Scott County, Minnesota

Total population.....	157,000
Total households.....	55,000
Households with children.....	21,000

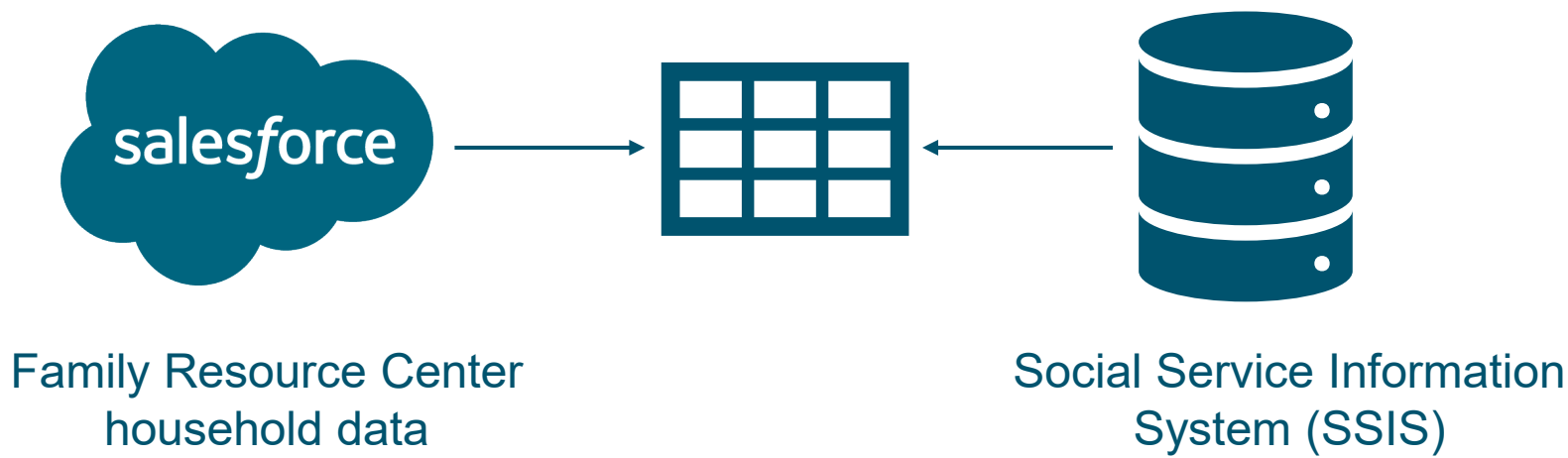
5%

of Scott County households with children were served by the FRCs



About the Data

SSIS-linked FRC participant households, 2022-2025



Final analytical sample.....1,096 records

Who the FRCs have served

Households Served (N=1,096), 2022-2025

Year	CP-eligible households with children
2022	308
2023	285
2024	284
2025	219
Total	1,096



Who the FRCs have served

Households Served (N=1,096), 2022-2025

	N	1 year	2 years	3 years	4 years	Avg tenure
2022	308	249	20	22	17	1.4
2023	285	237	26	22	0	1.2
2024	284	233	51	0	0	1.2
2025	219	219	0	0	0	1.0
Total	1,096	938	97	44	17	4.8



Who the FRCs have served

Households Served (N=1,096), 2022-2025

	N	Avg contacts	Avg days engaged	Avg service types	CP prior %	CP post-last %
Multi-year	158	5.6	524	2.9	7%	3.2%
Single year	938	1.4	14	1.5	4.8%	2.1%



Who the FRCs have served

Households Served (N=1,096), 2022-2025

FRC site	N
Shakopee	873
Savage	36
Belle Plaine	5
Jordan	50
Other/Unknown	135

Number of contacts	
Single visit	742 (68%)
2-3 contacts	234 (21%)
4-10 contacts	102 (9%)
11 or more contacts	18 (2%)



Who the FRCs have served

Households Served (N=1,096), 2022-2025

Number of children in household	
1	581 (53%)
2	326 (30%)
3	133 (12%)
4 or more	56 (5%)

Number of adults in household	
1	942 (86%)
2	133 (12%)
3	17 (1.5%)
4	3 (0.3%)
5	1 (<0.1%)



Who the FRCs have served



FAMILY RESOURCE CENTERS

Households Served (N=1,096), 2022-2025

Primary language	
English	591 (54%)
Spanish	380 (35%)
Somali	68 (6.2%)
Other	24 (2.2%)
Not provided	34 (3.1%)
Unknown	1



Child Protection Involvement Is Uncommon

5.1%

of FRC families (56 families) had CP
involvement before contact

Reaching families before
crisis, not after.

Did Child Protection cases decline after FRC contact?

YES

CP Involvement Was Cut in Half



Child Protection Involvement among FRC families



Statistically significant ($p = 0.005$).

Fewer families had CP involvement after FRC engagement (25 families) compared to before (56 families)

Does more engagement produce better outcomes?

NO

Dose-response gradient



68%.....single visit

Engagement Intensity

Number of contacts

High (11+)

Med (4-10)

Low (2-3)

Breadth of services

Four or more types

Two or three types

One type

The benefit appears to be tied to initial FRC contact.

Do findings hold after accounting for who gets more services?

YES

The flat dose-response is real



Generalized Propensity Score (GPS) adjusts for the possibility that families who get more services differ systematically from those who get fewer.

We factored in for *measurable* family differences.

Most of the variation in family FRC engagement is driven by things we can't see

The benefit is in the connection, not the frequency

Are results consistent across program years?

YES

The CP reduction pattern holds



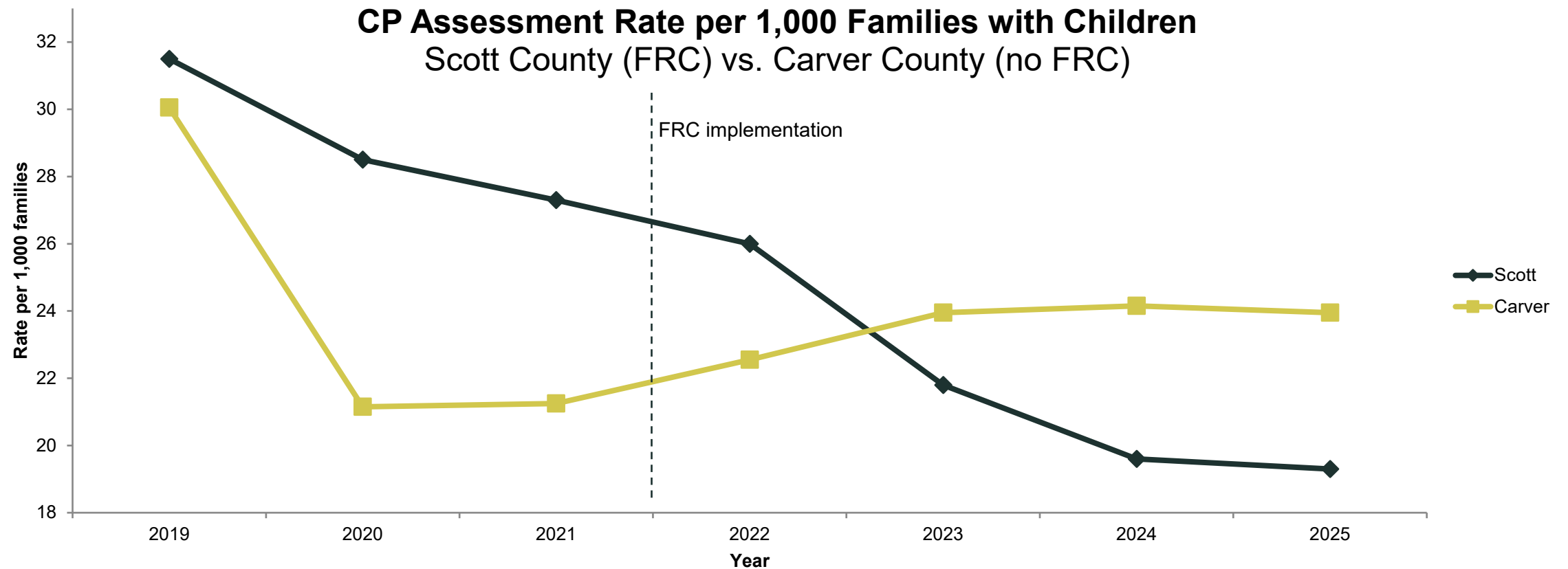
We ran the same before-vs-after comparison separately within each program year (2022, 2023, 2024, 2025)

Each family serves as its own comparison point:
same family, before vs. after FRC contact.

In every year, fewer families had CP involvement after FRC engagement compared to before.

What would have happened in Scott County without FRCs?

The Difference-in-Differences (DiD) method assumes that, without FRCs, Scott County's CP assessment rate would have followed the same trajectory as Carver County's.



How much do the results depend on our assumptions?

Average CP Assessment Rate per 1,000 families with children

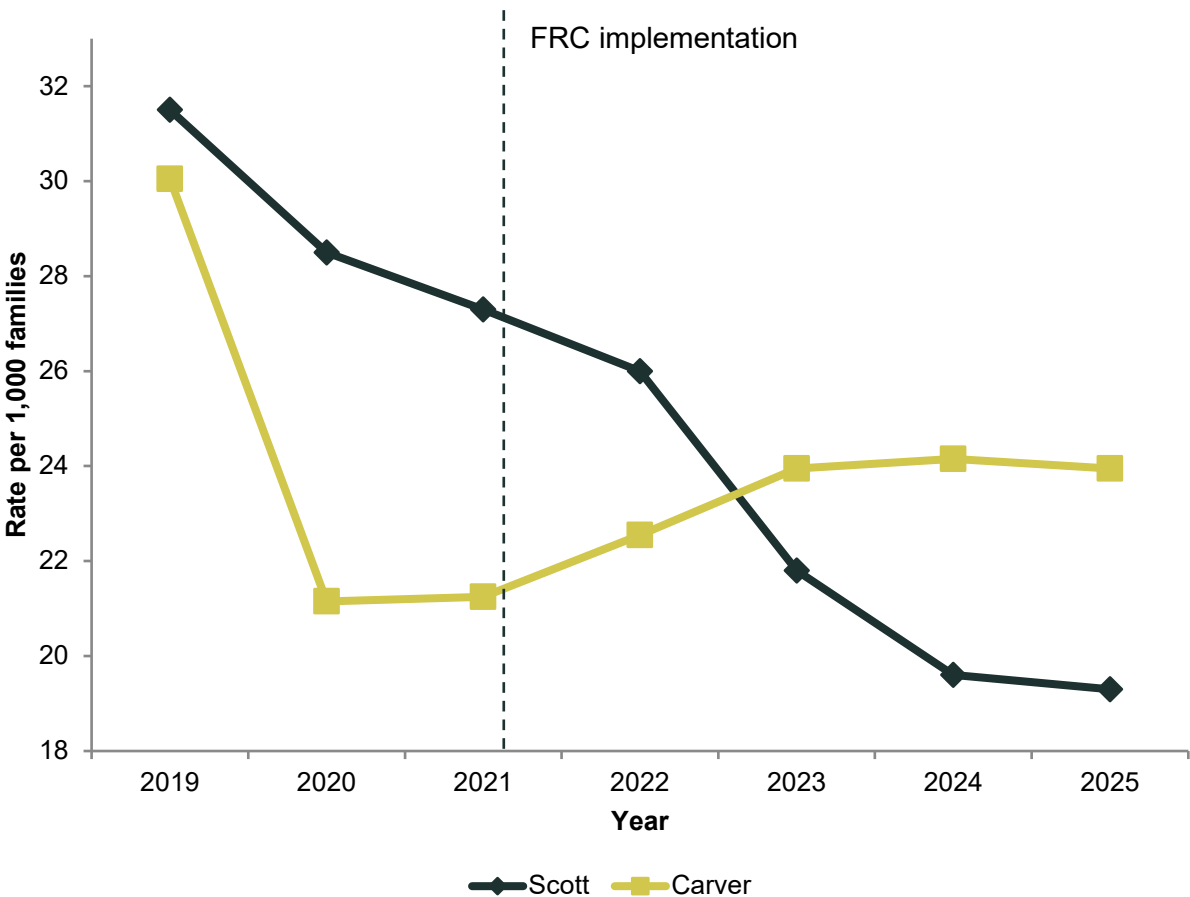
	Pre-FRC	Post-FRC	Change
Carver County	24.4	23.7	-0.7
Scott County	29.1	21.6	-7.6



What would have happened in Scott County without FRCs?

CP Assessment Rate per 1,000 Families with Children

Scott County (FRC) vs. Carver County (no FRC)



How much do the results depend on our assumptions?

Carver



0.7 pp

Scott



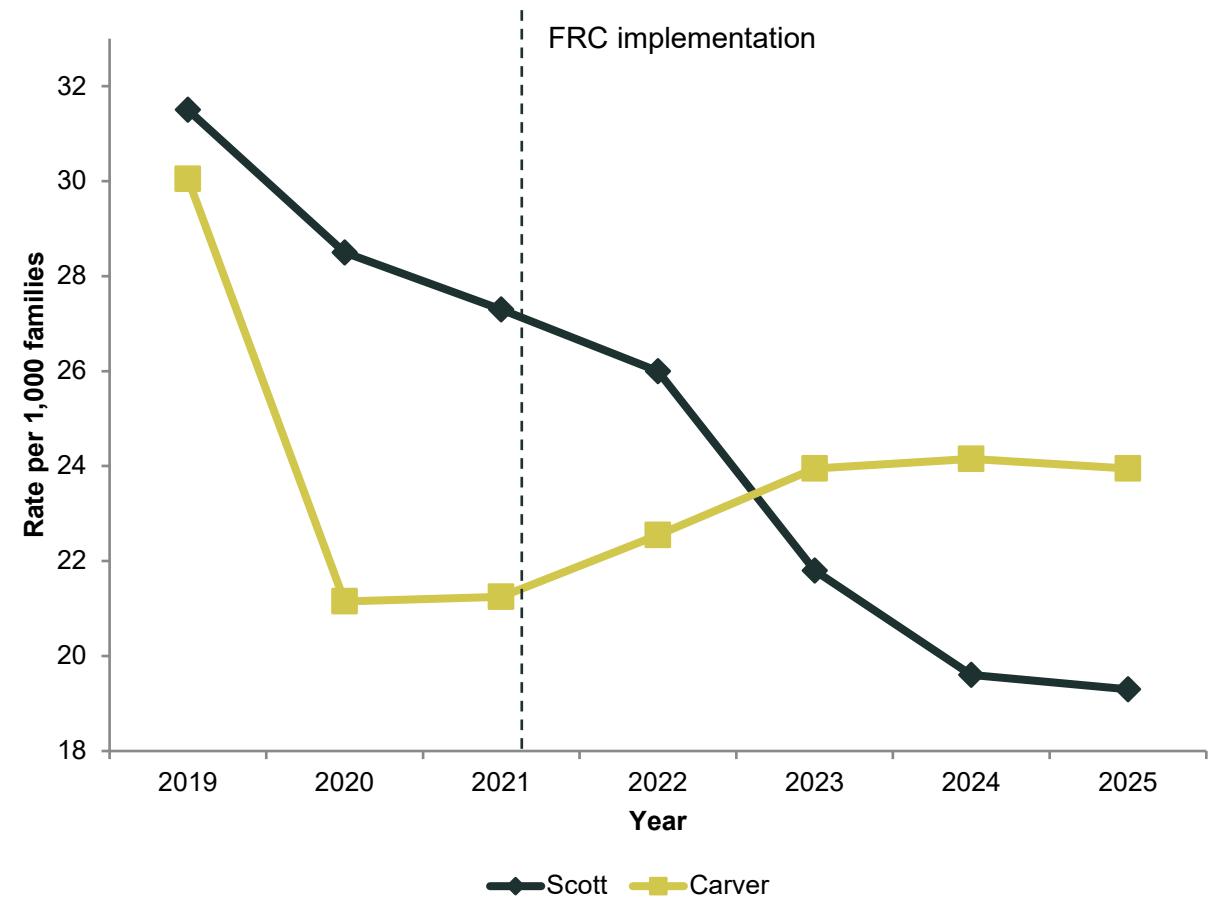
7.6 pp



What would have happened in Scott County without FRCs?

CP Assessment Rate per 1,000 Families with Children

Scott County (FRC) vs. Carver County (no FRC)



How Confident Should We Be?

Each test rules out a different alternative explanation for reductions in child protection cases.

- | | |
|-------------------------------------|---|
| ✓ Pre-post analysis | CP rates declined after FRC contact |
| ▲ Dose-response | Benefit tied to initial contact, not intensity |
| ✓ Statistical adjustment | Findings hold after accounting for family differences |
| ✓ Year-by-year replication | Pattern consistent across all four program years |
| ✓ County comparison (Carver) | Scott County declined faster than a county without FRCs |

Four of five tests support the conclusion. The dose-response finding means the benefit is tied to FRC's initial connection and referral, not to how many times a family returns.

What Does an Avoided CP Event Save?

The Child Protection system is a funnel. Each avoided assessment prevents downstream cost.



Unit costs overstate CP-specific costs because their numerators use total children's services expenditures, which include some non-CP-specific costs like CW assessments, adoption, case management for non-CP families.

SROI Calculator



Attribution..... 75%

The percentage of avoided CP involvement FRCs alone are responsible for

Avoided.....23.3 events

The number of avoided CP assessments

Benefits.....\$603,951

Total savings from avoided CP involvement

Net Benefits..... \$106,489

Total savings from avoided CP involvement minus total FRC costs

\$1.21 : \$1

Benefit-to-Cost Ratio

Savings in avoided CP involvement per dollar of FRC investment

Key Takeaways

1. CP involvement among FRC families declined by half.
2. The improvement is consistent across program years.
3. Scott County's CP rate declined more than Carver County's after FRC implementation.

✓ **FRCs work**

✓ **FRCs pay for themselves**

✓ **This is the floor, not the ceiling**

Social Return on Investment

Conservative estimate



NET BENEFIT = \$107,000



Questions?



Here for good.



Wilder
451 Lexington Pkwy N
St. Paul, MN 55104

wilder.org



Online Auctions Workshop

DATE AUGUST 4TH, 2026

Agenda

- 1. Purpose for Request**
- 2. Publication Requirements**
- 3. New Tax Forfeiture Sale Process**
- 4. Sale Processes-Phase 1 to Phase 3**
- 5. Counties Already Using Online Auctions**
- 6. Minnesota Statute §282.005**
- 7. Operational Considerations**



Approve the use of **online auctions** for all tax-forfeited property sales.

Why Now?

The County has completed the initial steps of the new tax forfeiture process.

We are currently in the **required publication phase**.

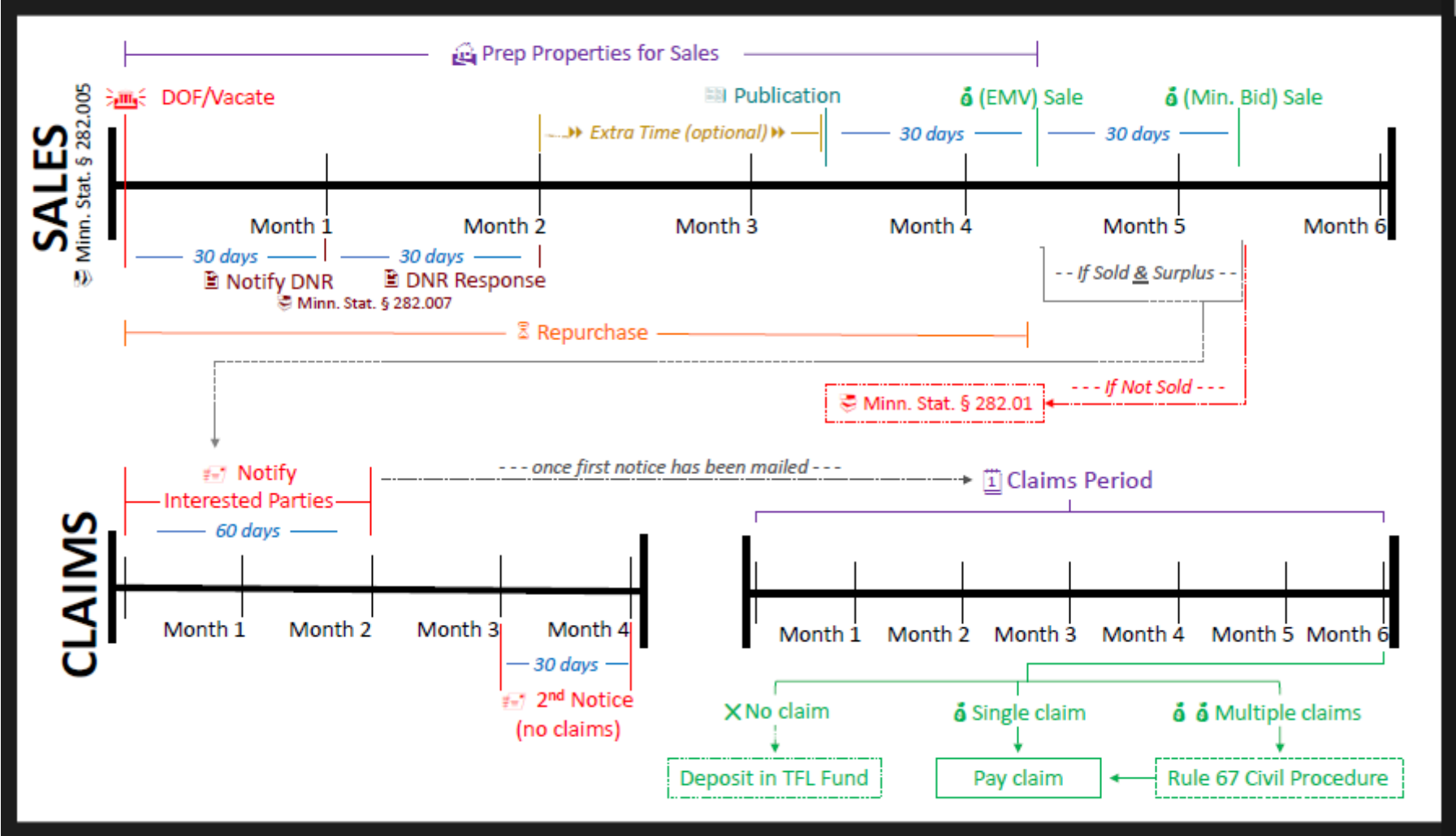
State law now authorizes public auctions to be conducted online to maximize public participation.

State law requires notice to be provided:

- At least **30 days prior** to the sale
- Through:
 - Newspapers
 - County websites
 - Other communication platforms
 - Publications serving diverse communities

Goal: Ensure broad public awareness and equal access to the sale.

Timeline for the Tax Forfeiture process



Phase 1 – Initial Sale (EMV)

- Initial sale price **cannot be lower than the property's Estimated Market Value (EMV).**
- Property **cannot be sold below EMV for the first 30 days** after it becomes available.

Important Consideration

Estimated Market Value may not accurately reflect the property's condition due to:

- Poor property condition
- Demolished or damaged structures
- Deferred maintenance

Phase 2 – Minimum Bid

If the property does not sell at EMV after 30 days:

The price is reduced to the **Minimum Bid**, which equals:

- Delinquent taxes
 - Special assessments
 - Penalties
 - Interest
 - Costs assigned to the parcel
- The length of time before this sale has run its course is up to interpretation

Phase 3 – Traditional (Legacy) Process

If no purchaser bids the Minimum Bid:

- We would follow Statute §282.01 (Legacy)
- The State is deemed to have acquired the property through a credit bid.
- The parcel returns to the traditional tax forfeiture disposition process.
- Properties become available through the existing **Over-the-Counter Sale** process.

Initial Sale at EMV

- Starts at Estimated Market Value
- Cannot sell below EMV for first 30 days

No Qualified Bid

Minimum Bid
Delinquent Taxes
+ Assessments
+ Penalties
+ Interest
+ Costs

Still Unsold

Over-the-Counter Sale
Legacy Tax Forfeiture
Process

Several Minnesota counties have successfully implemented online tax-forfeiture auctions:

- Hennepin County
- Dakota County
- Anoka County
- Ramsey County

There are many Counties that are doing online Auctions besides Metro Counties:

Beltrami County

Benton County

Big Stone County

Carver County

Crow Wing County

Benefits of Online Auctions

- Greater public participation
- Increased transparency
- Expanded marketing reach
- More competitive bidding
- Convenient participation from anywhere
- Consistent with current Minnesota law
- Modernized and efficient sale process
- No Cost to the County to run Auction online

Categories

[Airport](#)
[Animals and Livestock](#)
[Aviation](#)
[Building](#)
[Clothing](#)
[Collectibles](#)
[Computers](#)
[Electronics](#)
[Food Supply](#)
[For Children](#)
[Furniture](#)
[Heavy Equipment](#)
[Heavy Equipment Parts](#)
[Housewares](#)
[Industrial Equipment](#)
[Jewelry](#)
[Marine](#)
[Medical](#)
[Motor Pool](#)
[Motor Pool Parts](#)
[Music and Arts](#)
[Office Equipment](#)
[Outdoor Equipment](#)
[Real Estate](#)



Register to become part of Public Surplus
 Click the button below to become a buyer, or **Contact Us** for more information.
[Register](#)



« < Prev 1



#4044887 - Commercial Property in Ammo...
 Price: **\$40,500.00**
 Time Left: **3 hours 28 mins**



#4038278 - Stearns County Tax Forfeited
 Price: **\$22,100.00**
 Time Left: **20 hours 28 mins**



#4038289 - Stearns County Tax Forfeited
 Price: **\$21,100.00**
 Time Left: **20 hours 28 mins**



#4048115 - PW-26-129-CITY MAP
 Price: **\$15.00**
 Time Left: **1 day 3 hours**



#4040870 - Tax-Forfeit Land-Kanabec Count...
 Price: **\$4,950.00**
 Time Left: **5 days 21 hours**



#4045302 - Koochiching County Tax-Forfe...
 Price: **\$2,025.00**
 Time Left: **20 days 19 hours**



#4045305 - Koochiching County Tax-Forfe...
 Price: **\$2,240.66**
 Time Left: **20 days 19 hours**



#4045306 - Koochiching County Tax-Forfe...
 Price: **\$5,079.64**
 Time Left: **20 days 19 hours**



#4045307 - Koochiching County Tax-Forfe...
 Price: **\$13,100.00**
 Time Left: **20 days 19 hours**



#4045310 - Koochiching County Tax-Forfe...
 Price: **\$4,323.57**
 Time Left: **20 days 19 hours**

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.publicsurplus.com%2F&data=05%7C02%7Crotto%40co.scott.mn.us%7C907afa684ebc4f9043ef08deee6eca4e%7C39599519020d41f18539387d21bf24ec%7C0%7C0%7C639210356754352232%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOIjoiTWFpbCIslldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=4XYaJyxC%2Bom3jrymcXxs%2BsV6IPLiHyZQbbbnS9GMc4E%3D&reserved=0>

Here is the link to view the online auction site we are wanting to use that was on the previous slide.

Conclusion

Comply with Minnesota Statute §282.005

Increase public participation

Improve transparency

Modernize the County's tax forfeiture sale process

Provide an efficient and accessible method for property sales





Questions?



County Payroll Comparison, Expenses, Incomes and Taxes

Agenda

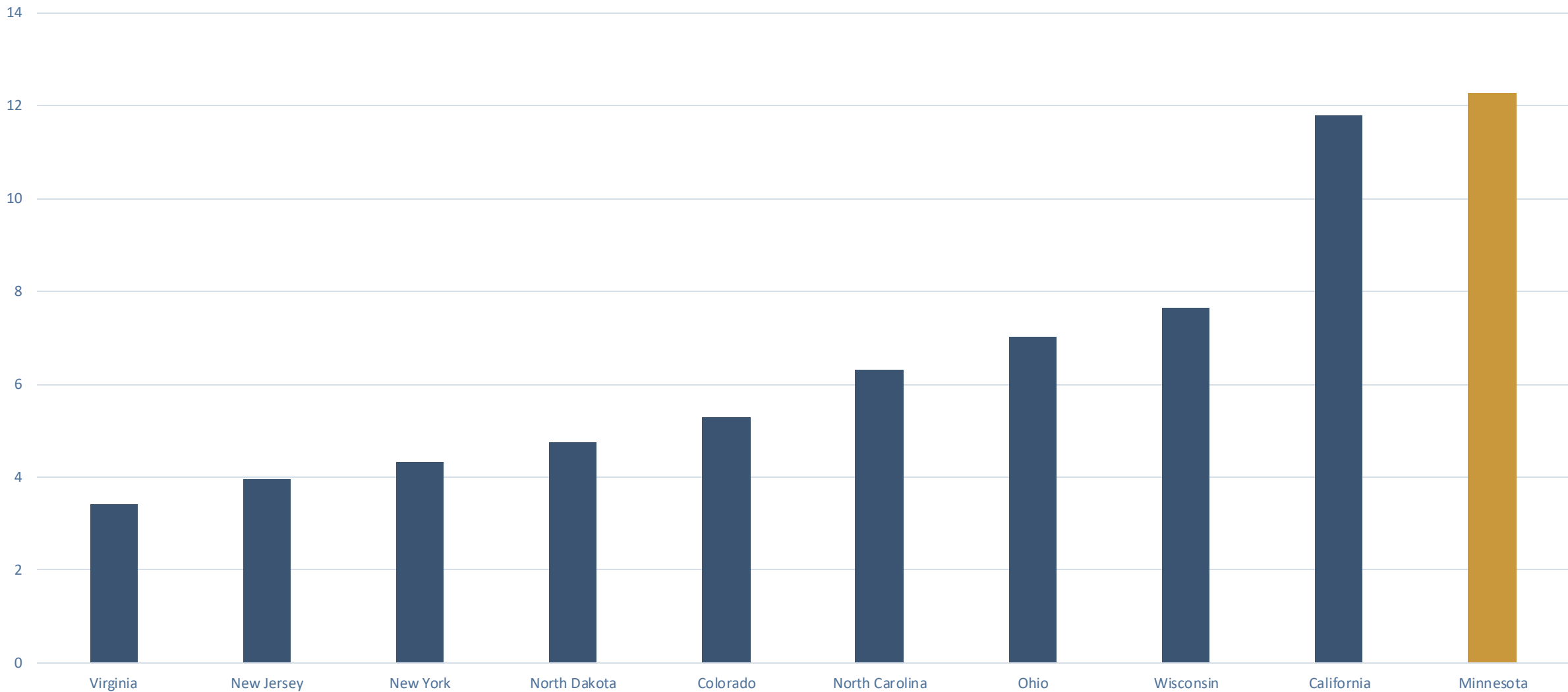
Outline:

1. Public Welfare
2. Public Health
3. Highway
4. Income
5. Expenditures
6. Taxes

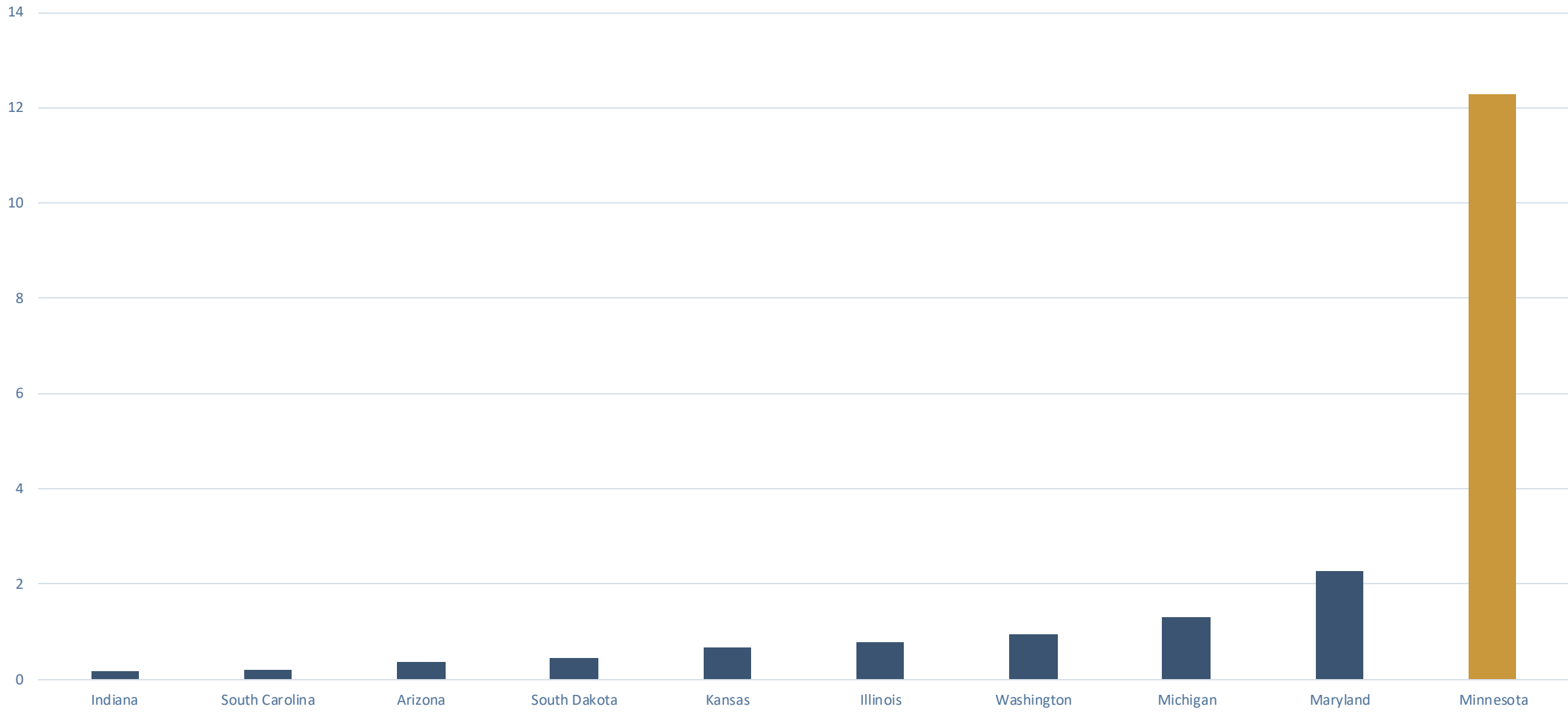


Public Welfare

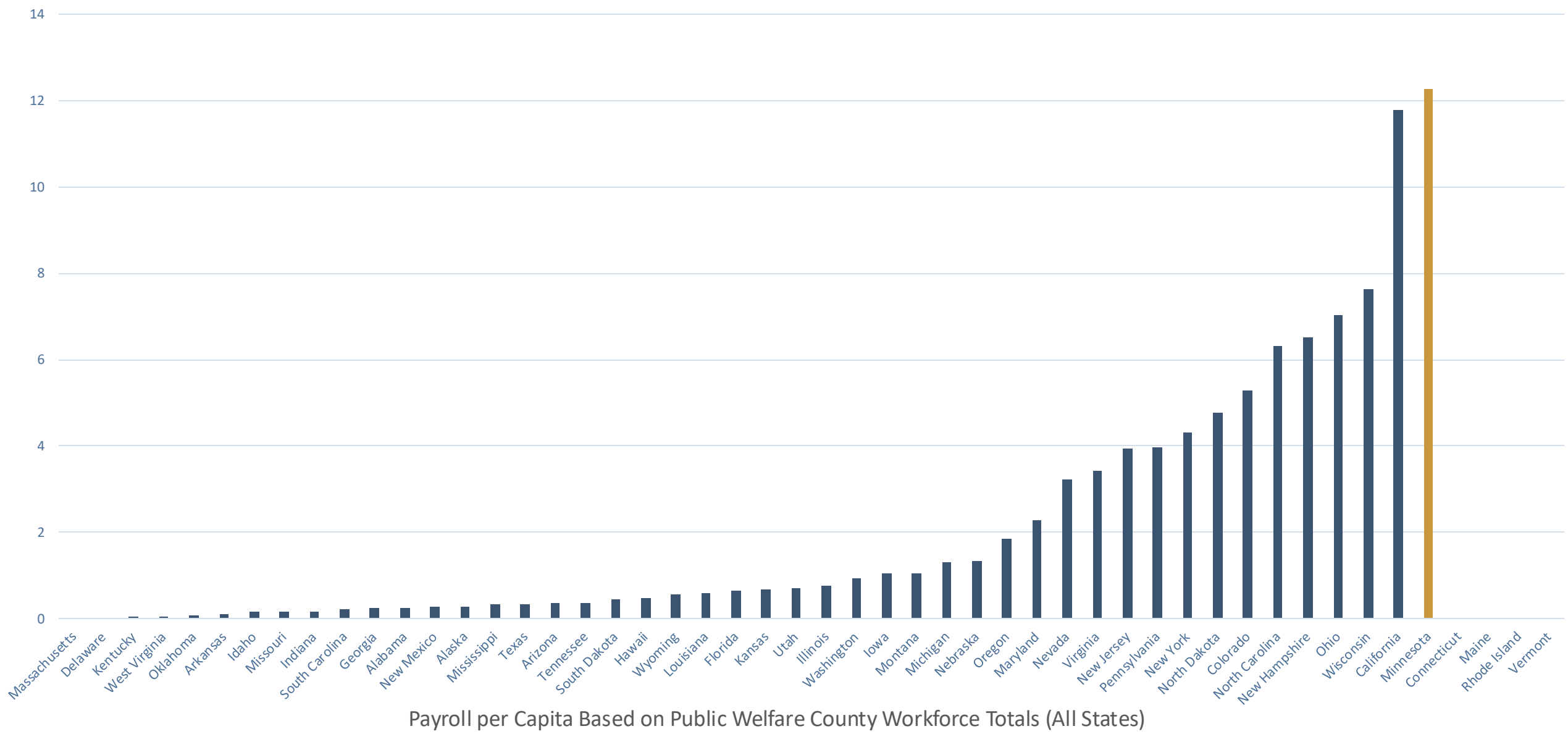
- **Census Definition:** A state or local government employee who is paid to administer, manage, or deliver public assistance and social service programs, including income support, child welfare, and community social services.
- National Ranking (Minnesota 1)
- Minnesota Rankings (Scott County 66 and 65)
- New England Data
- Employee Data is in 100,000's

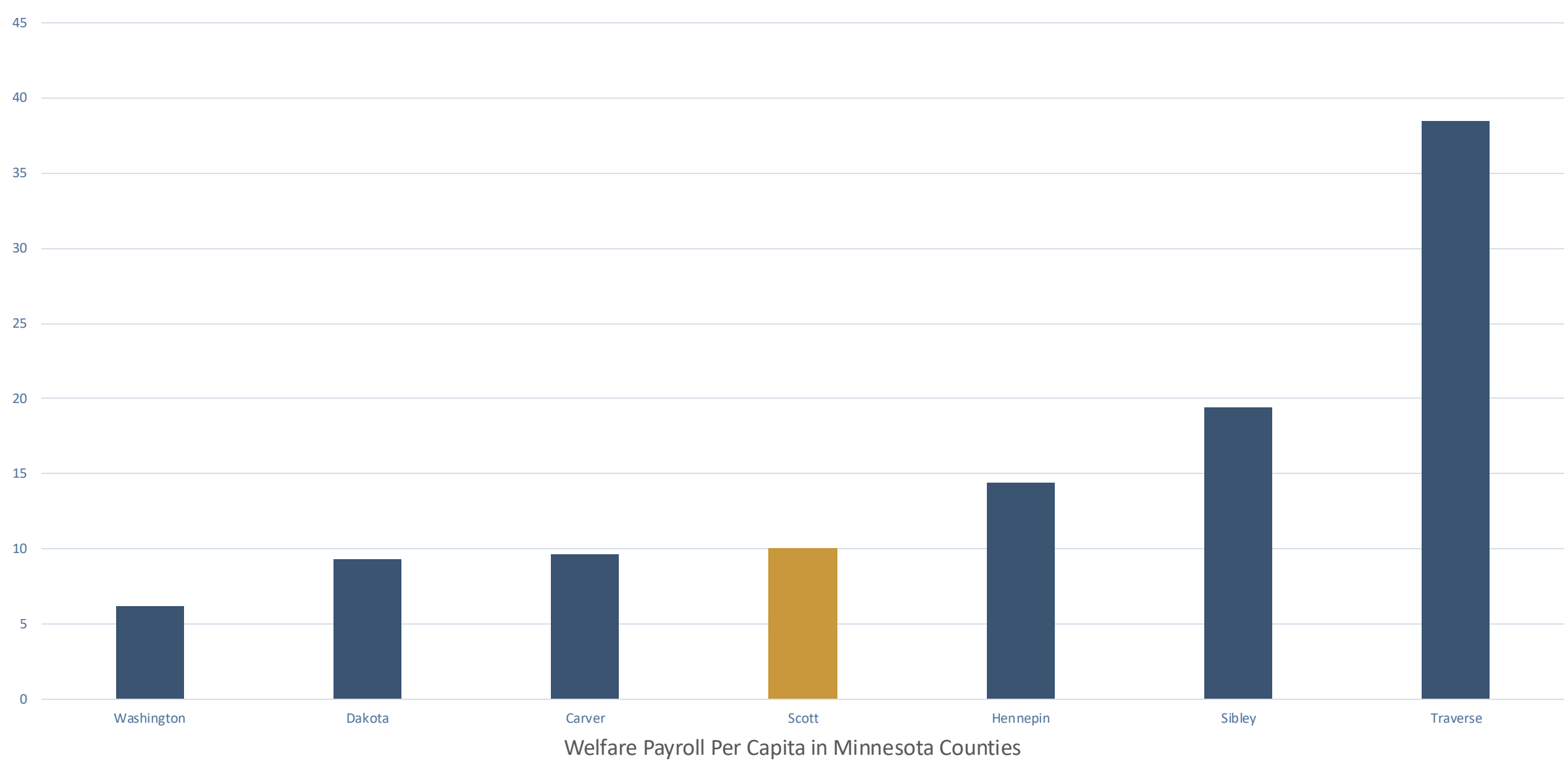


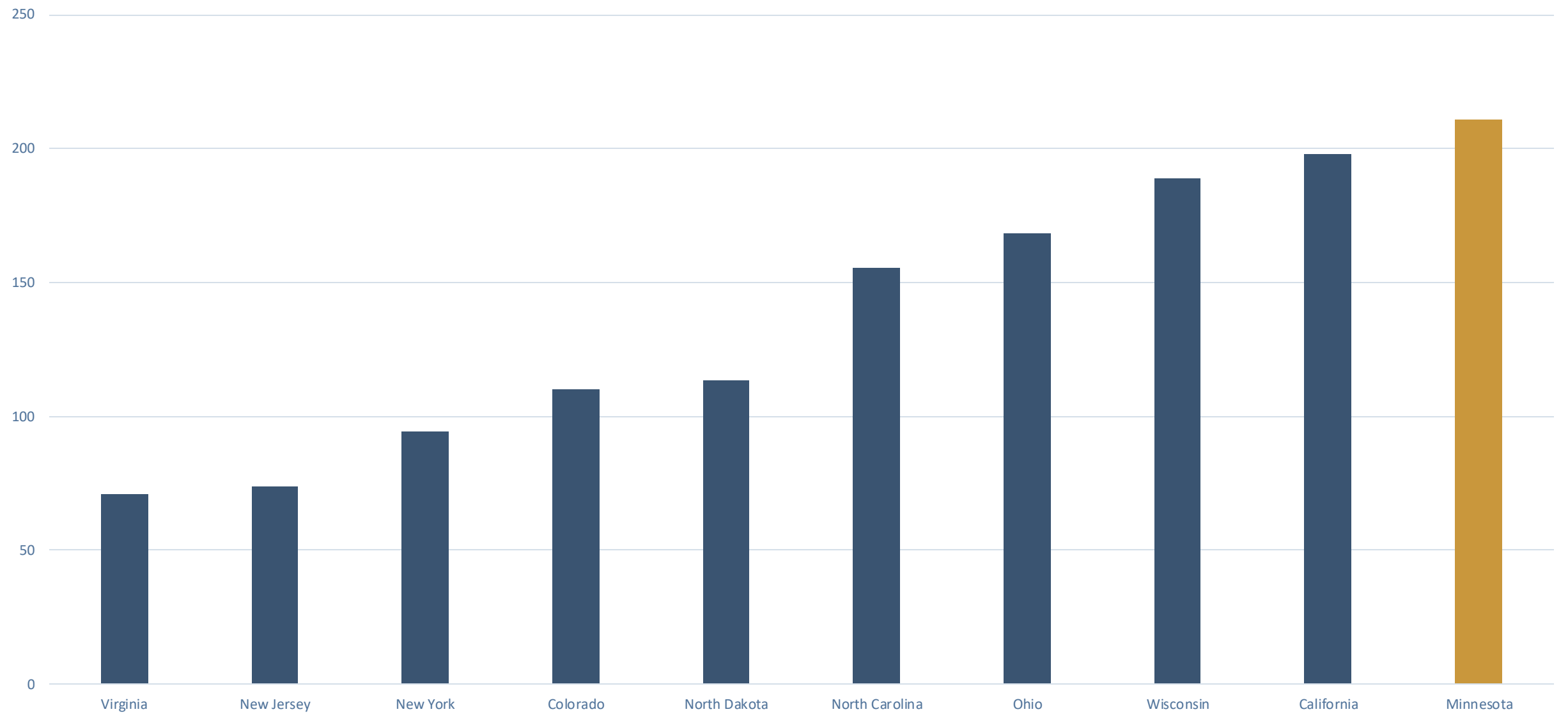
Payroll per Capita Based on Public Welfare County Workforce Totals (HHS County Administered)



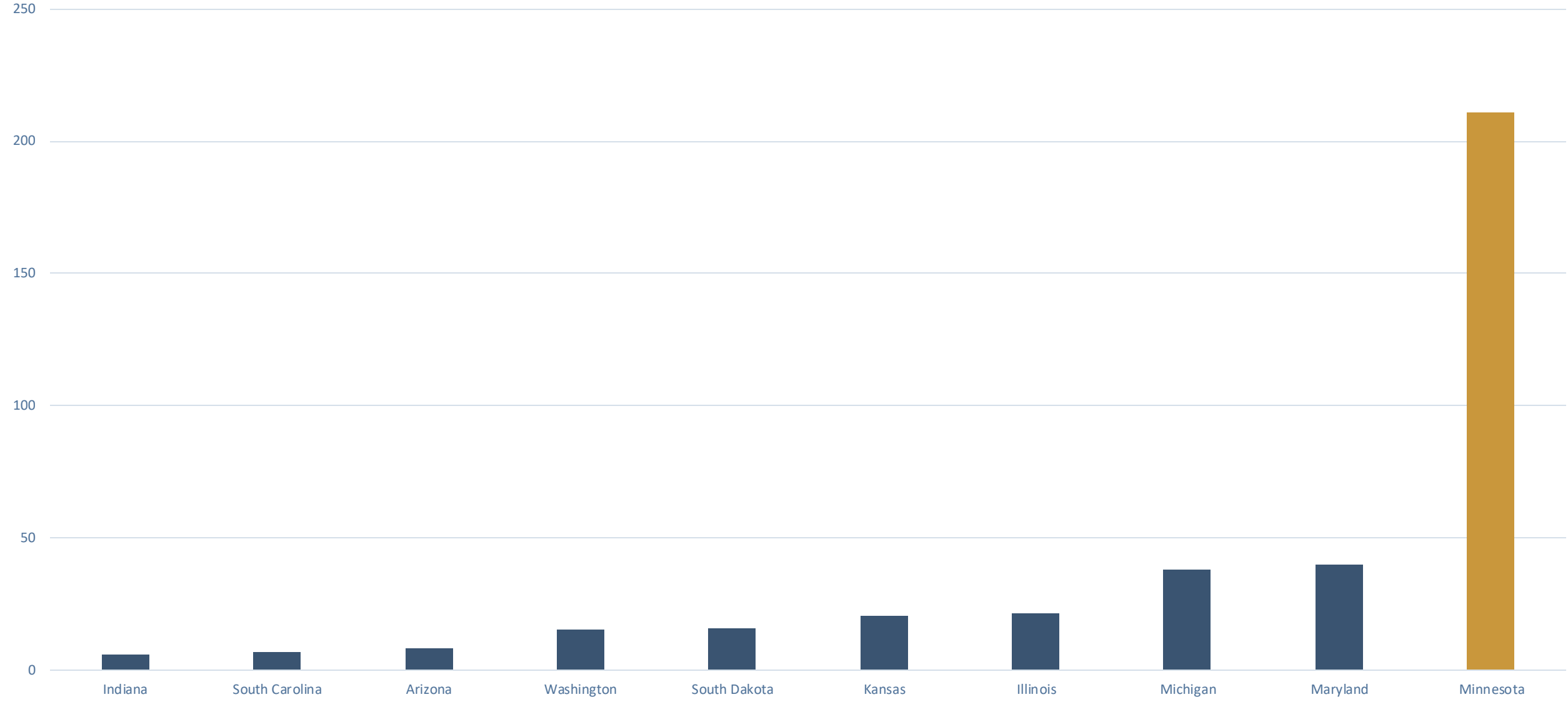
Payroll per Capita Based on Public Welfare County Workforce Totals (Non-HHS County Administered)



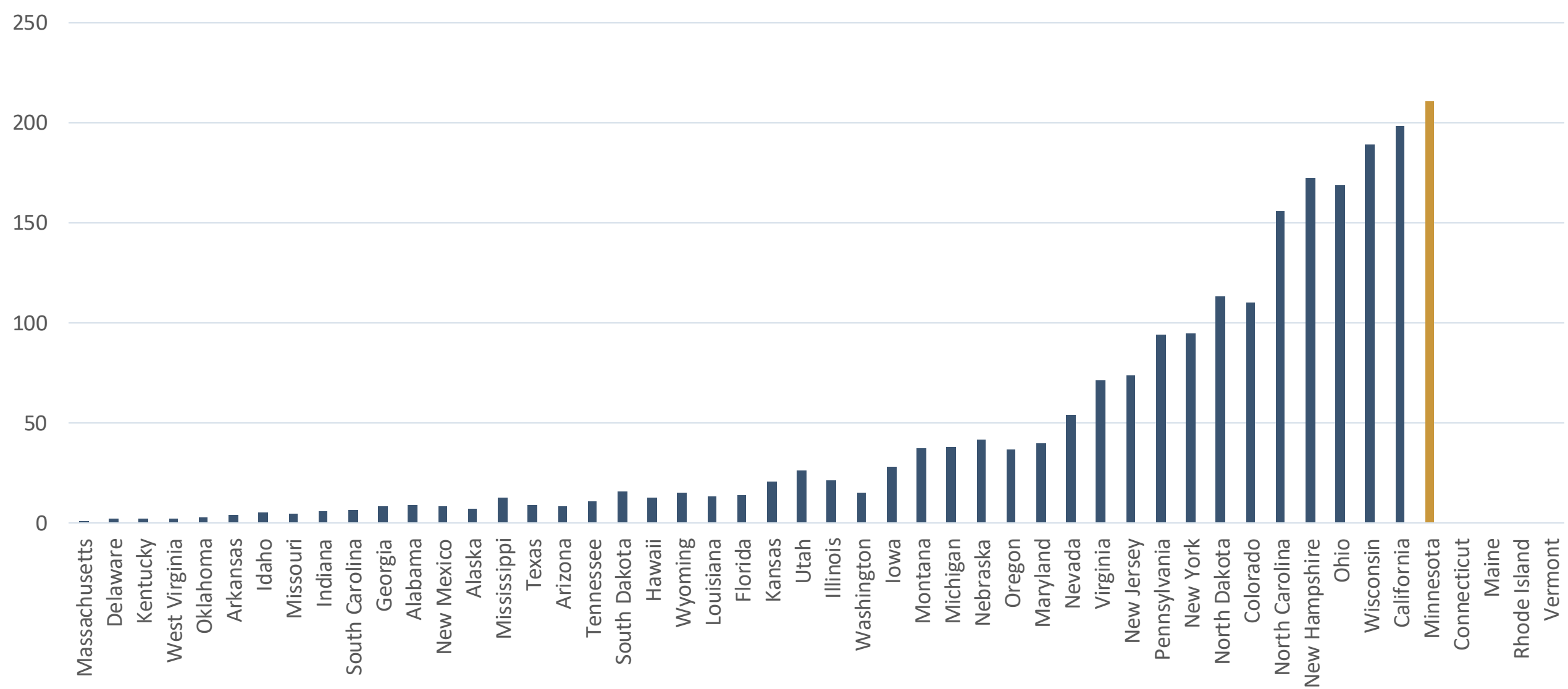




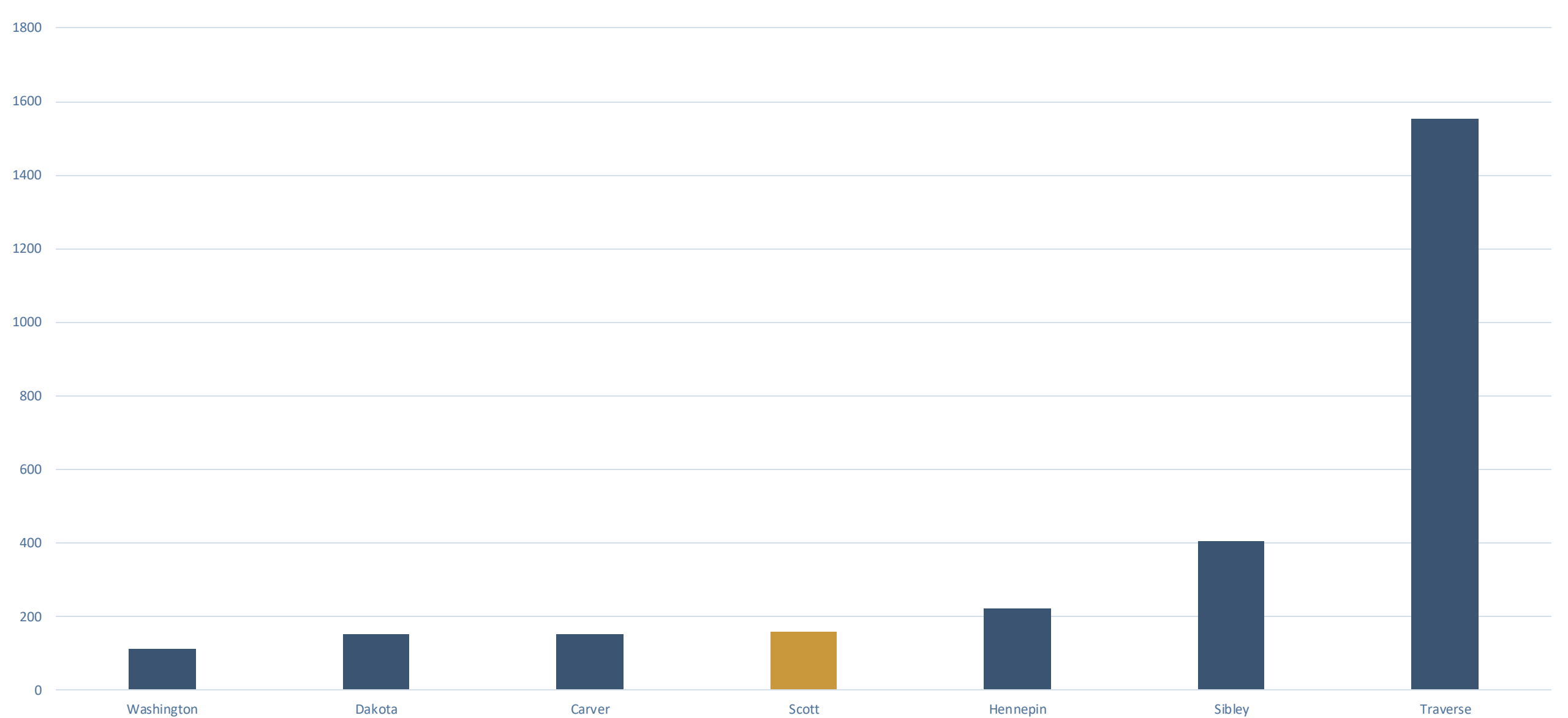
Employees per 100,000's Residents Based on Public Welfare County Workforce Totals (HHS County Administered)



Employees per 100,000's Residents Based on Public Welfare County Workforce Totals (Non-HHS County Administered)



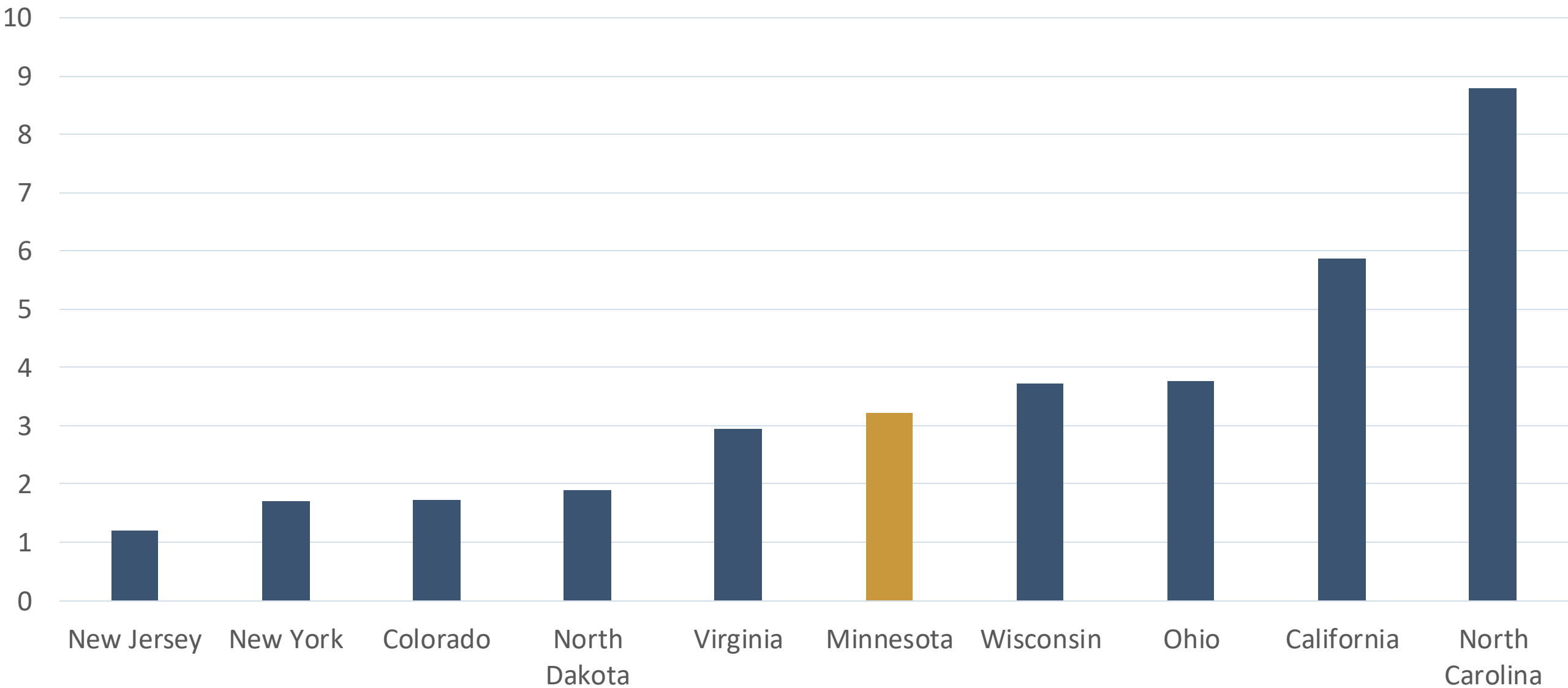
Employees per 100,000's Residents Based on Public Welfare County Workforce Totals (All State)



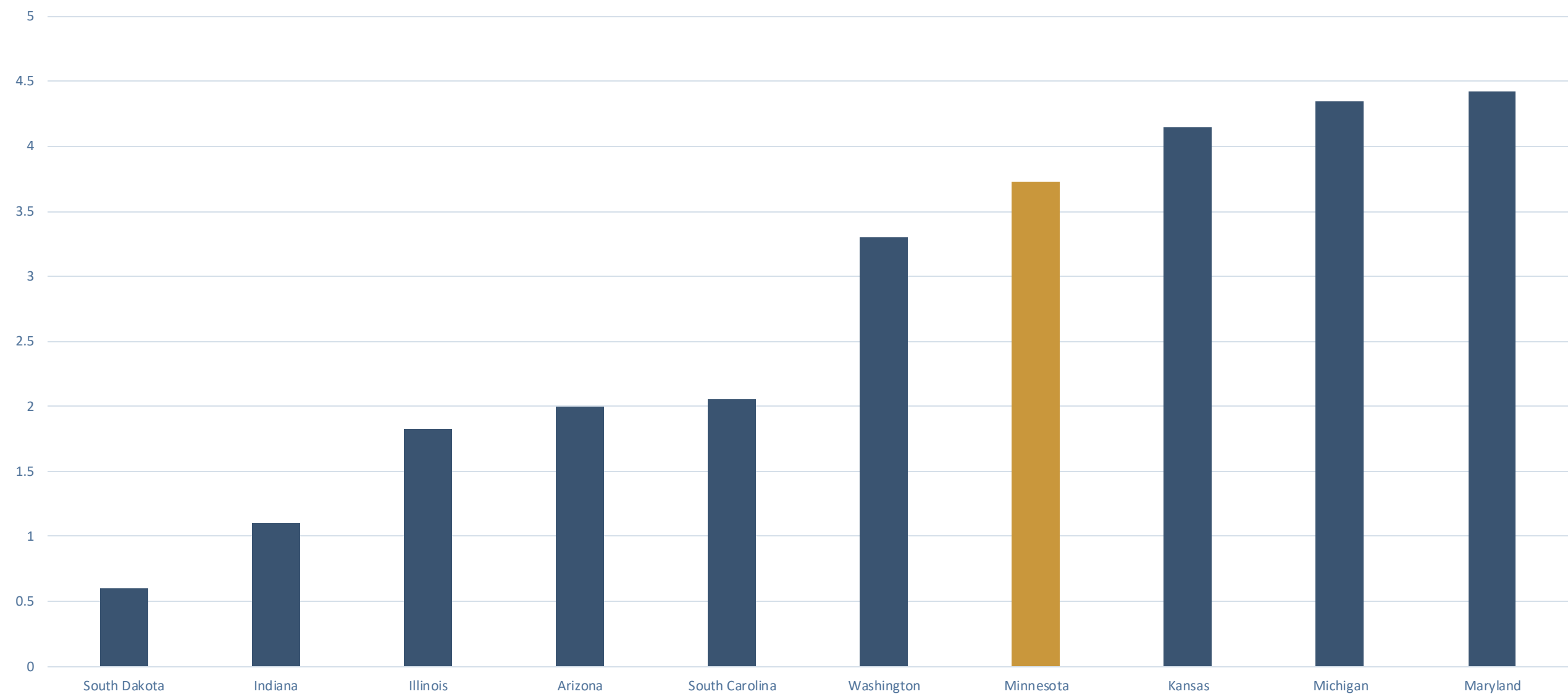
Welfare Employees per 100,000 Residents in Minnesota Counties

Public Health

- **Public Health Definition:** A state or local government worker who is paid for providing services within the Census "Health" governmental function including public health administration, community health services, environmental health, public health nursing, and other local public health programs.
- National Rankings (Minnesota 14 and 9)
- Minnesota Rankings (Scott County 60 and 61)
- Only 62 Counties

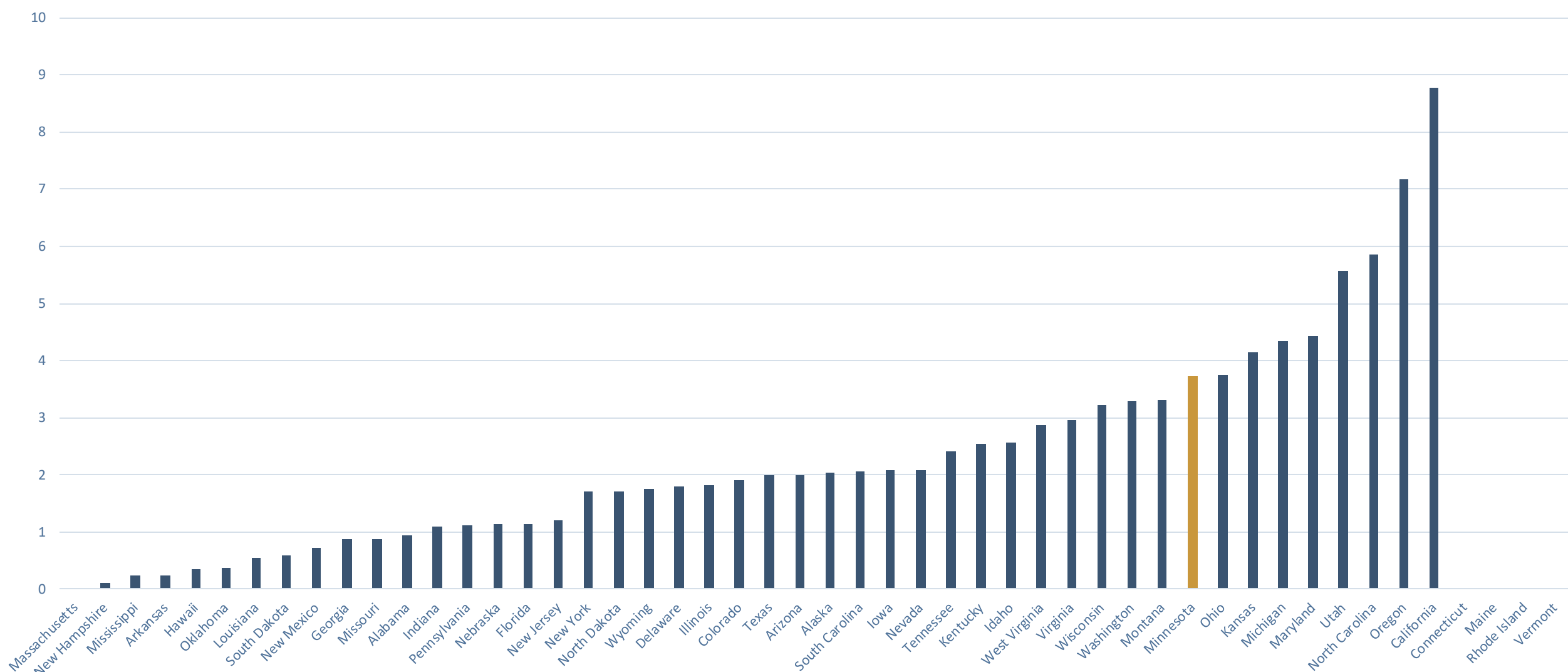


Payroll per Capita Based on Public Health County Workforce Totals (HHS County Administered)



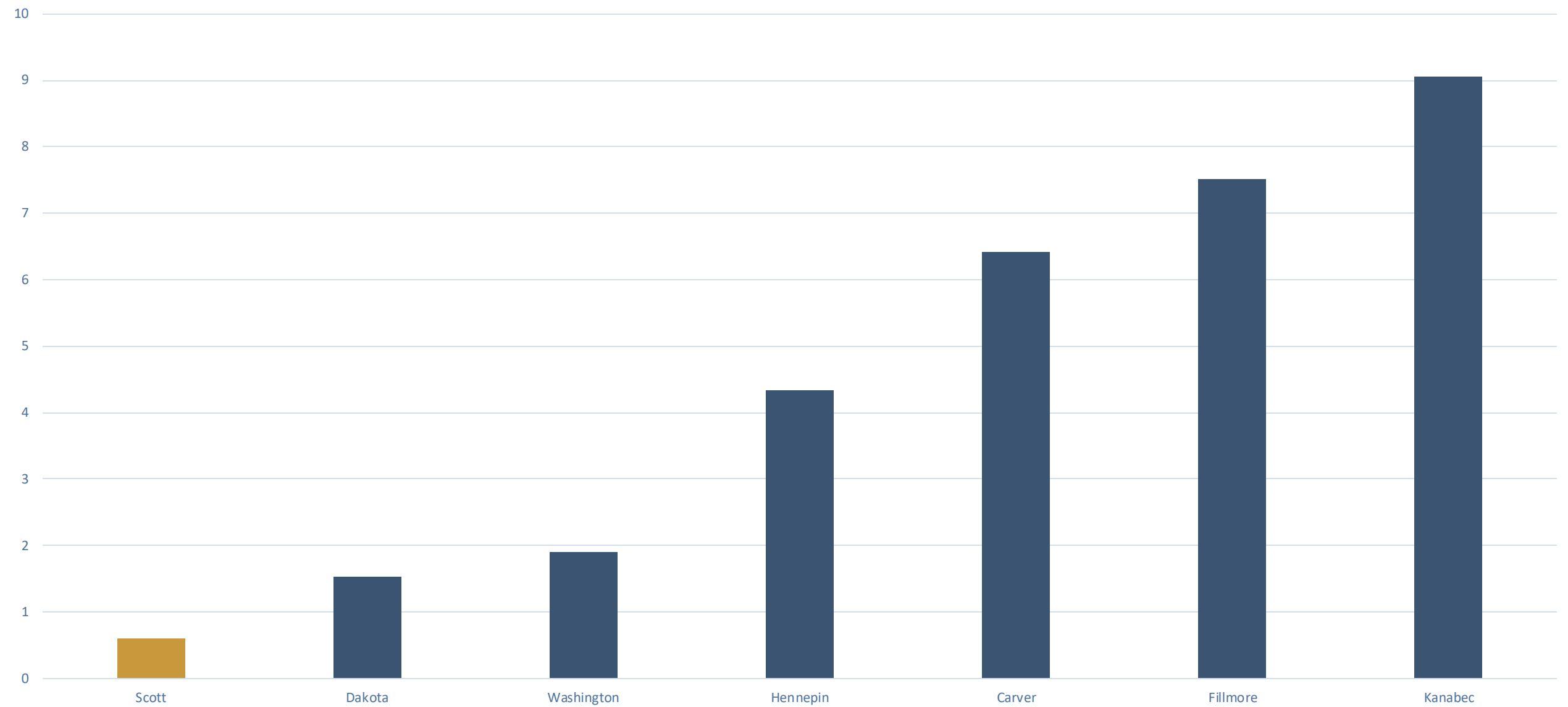
Payroll per Capita Based on Public Health County Workforce Totals (Non-HHS County Administered)

[2022 Census of Governments, Public
Employment & Payroll Tables](#)

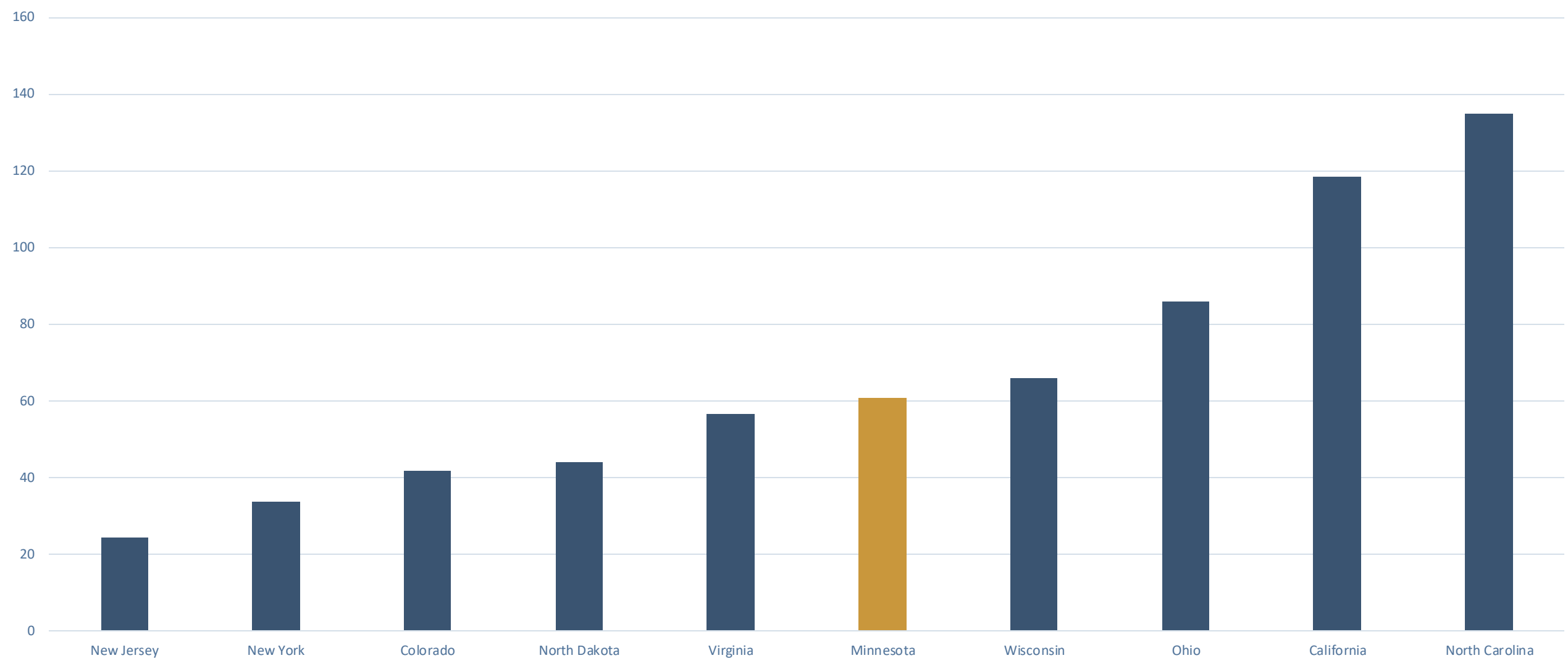


Payroll per Capita Based on Public Health County Workforce Totals (All State)

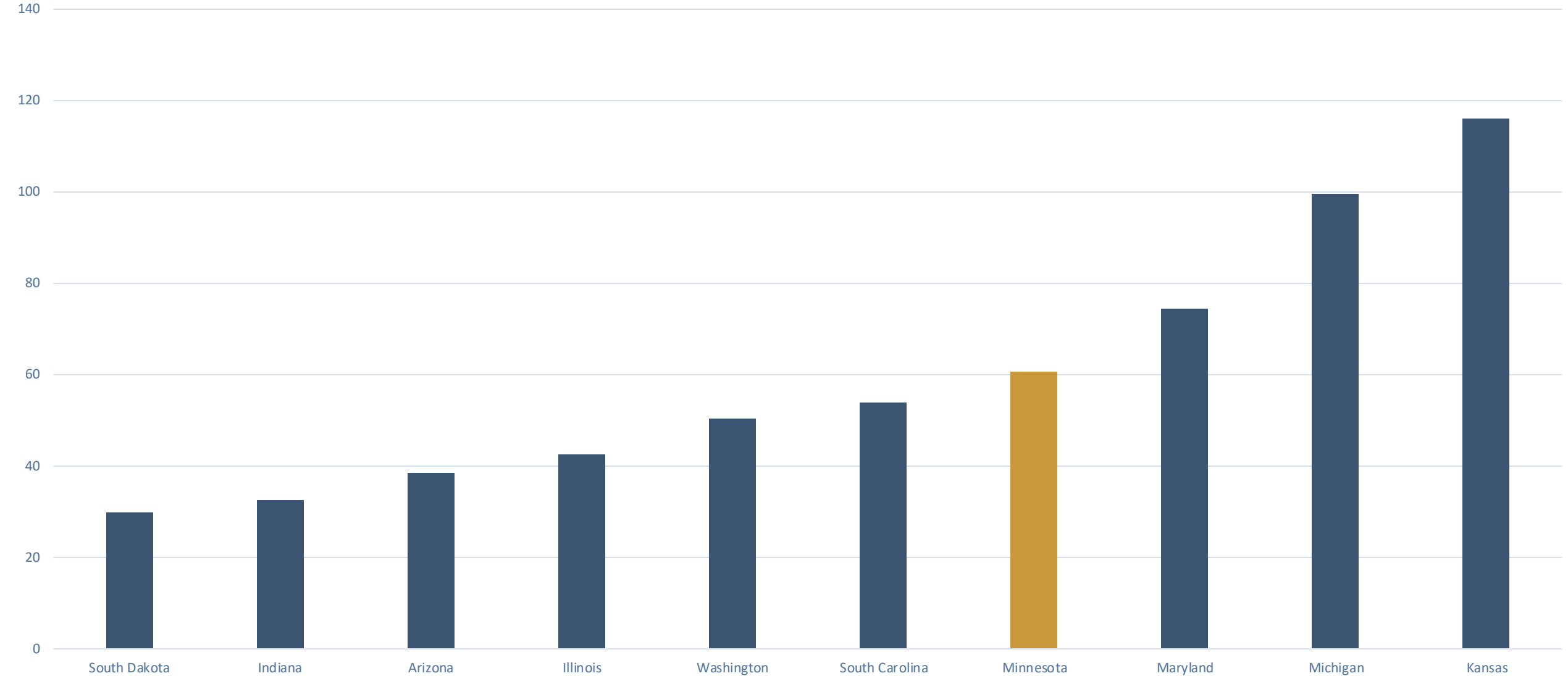
[2022 Census of Governments, Public Employment & Payroll Tables](#)



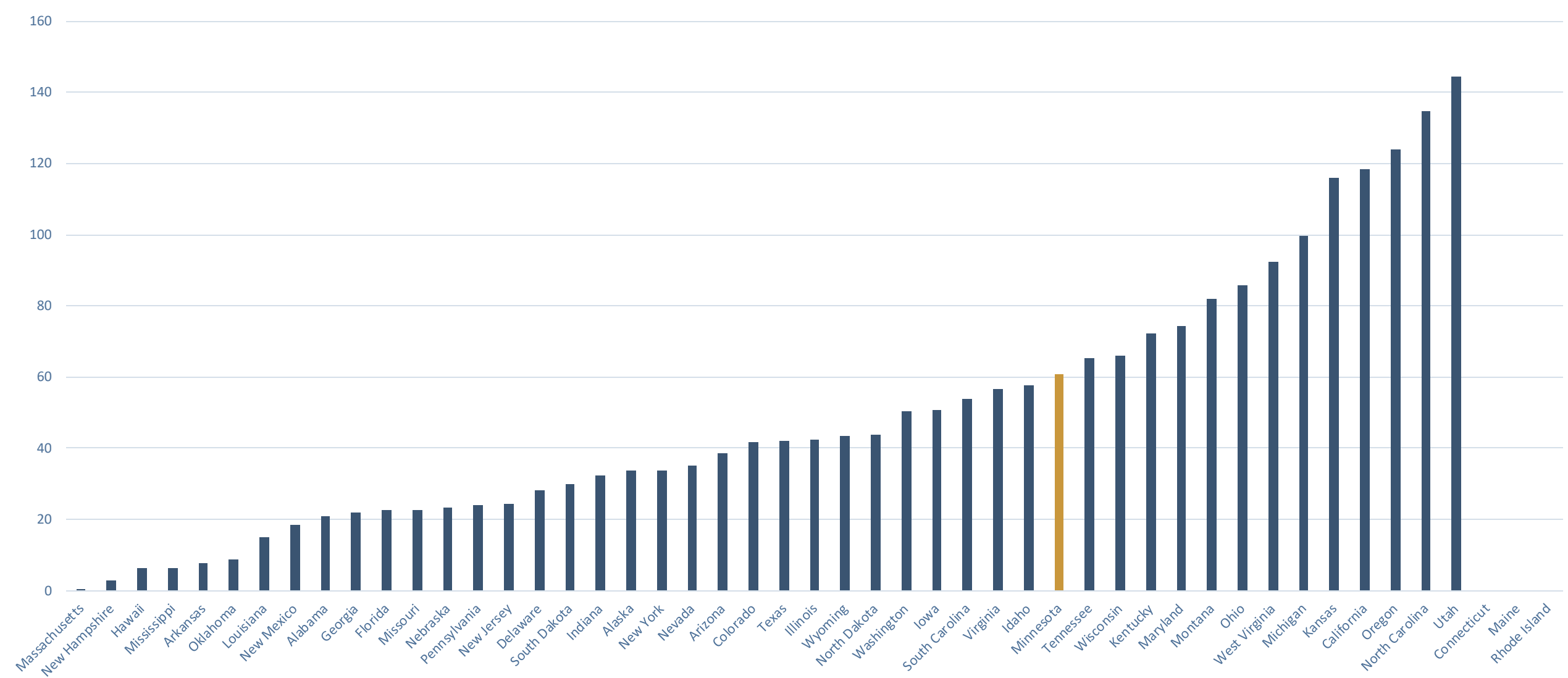
Public Health Payroll Per Capita in Minnesota Counties



Employees per 100,000's Residents Based on Public Health County Workforce Totals (HHS County Administered)

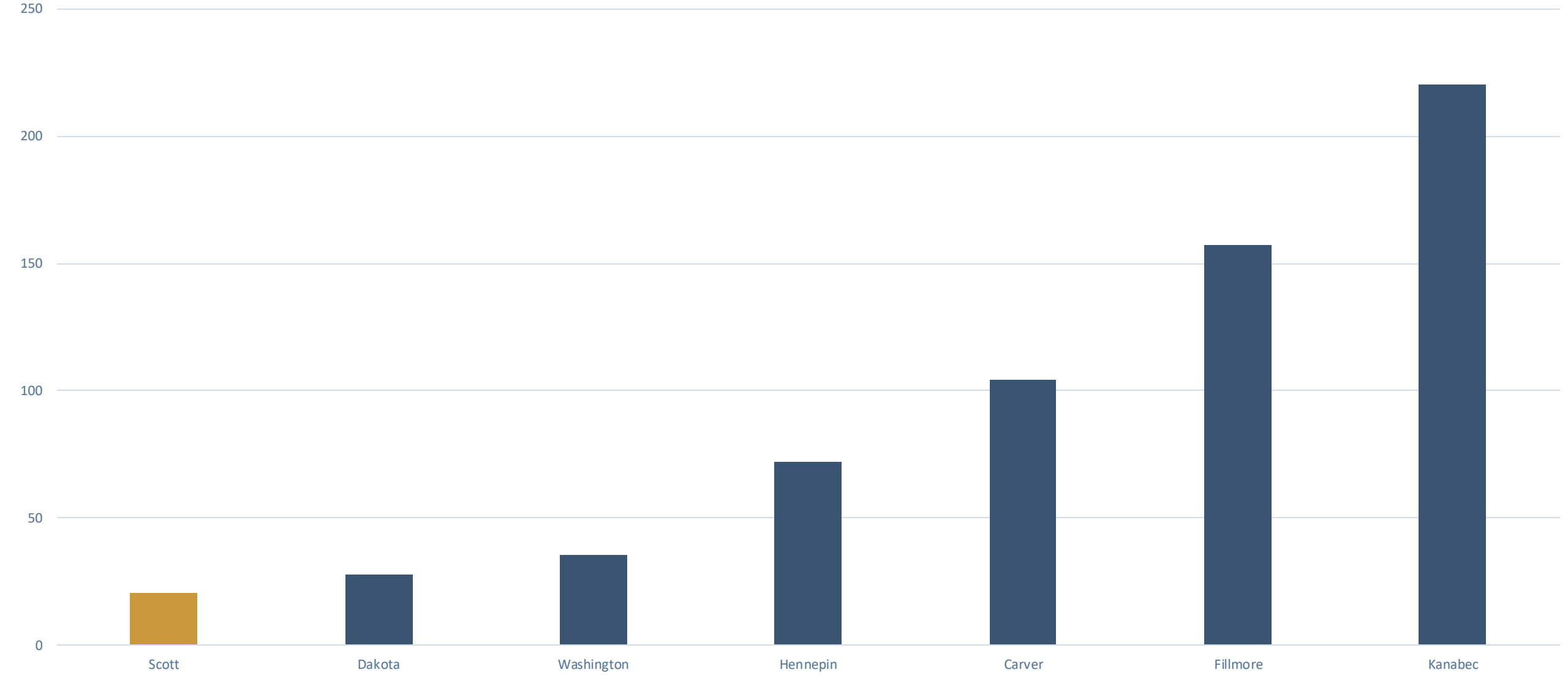


Employees per 100,000's Residents Based on Public Health County Workforce Totals (Non-HHS County Administered)



Employees per 100,000's Residents Based on Public Welfare County Workforce Totals (All State)

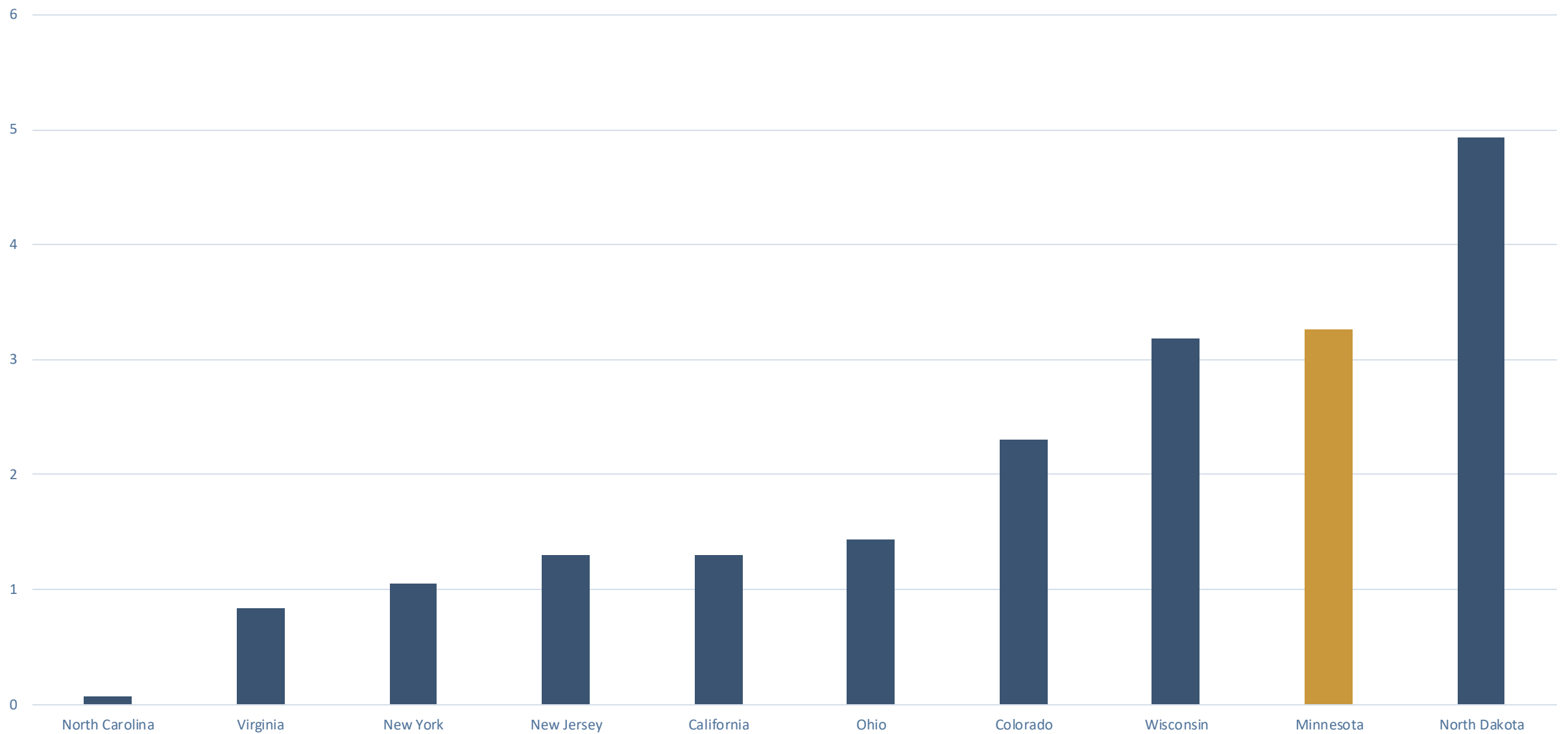
[2022 Census of Governments,
Public Employment & Payroll Tables](#)



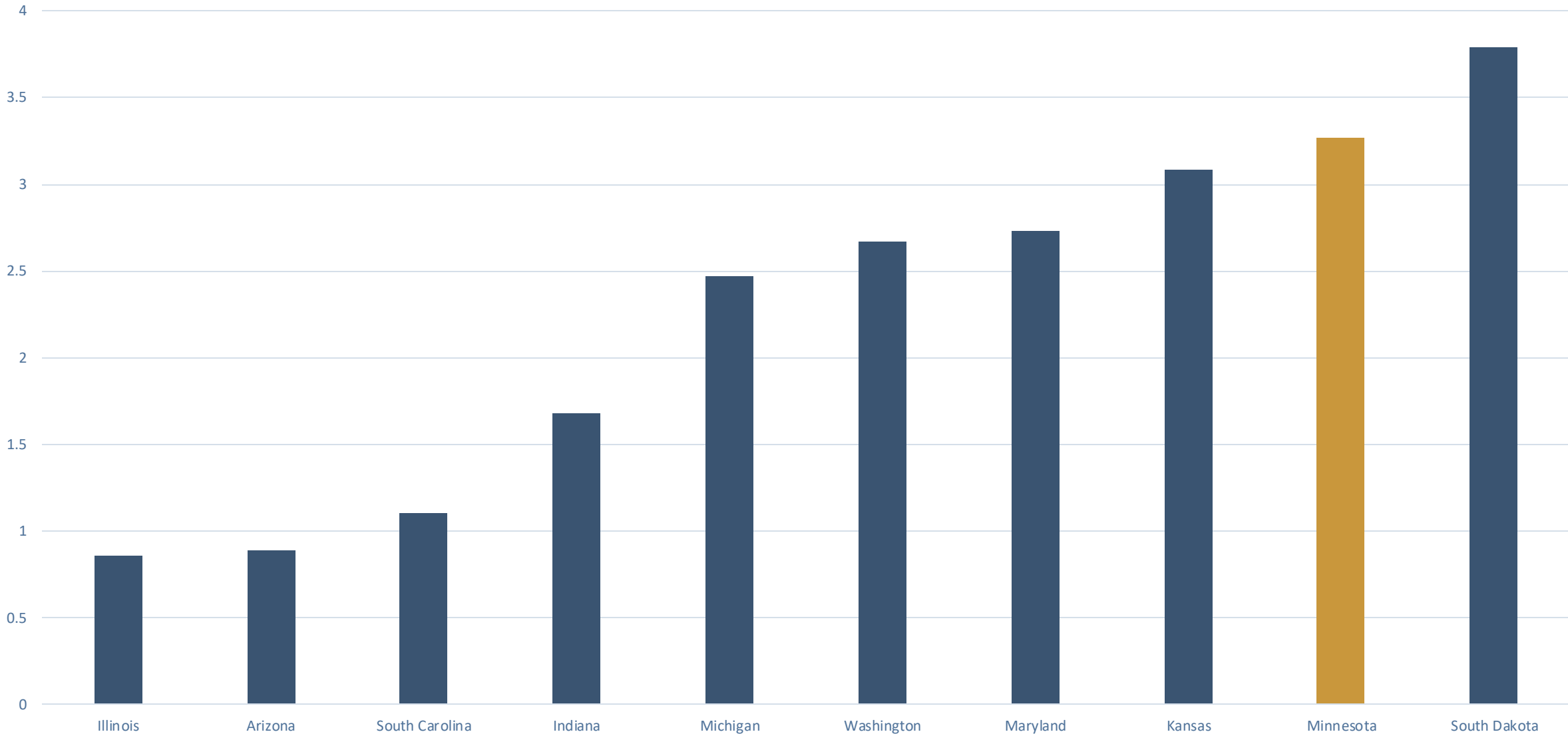
Public Health Employees per 100,000 Residents in Minnesota Counties

Highway

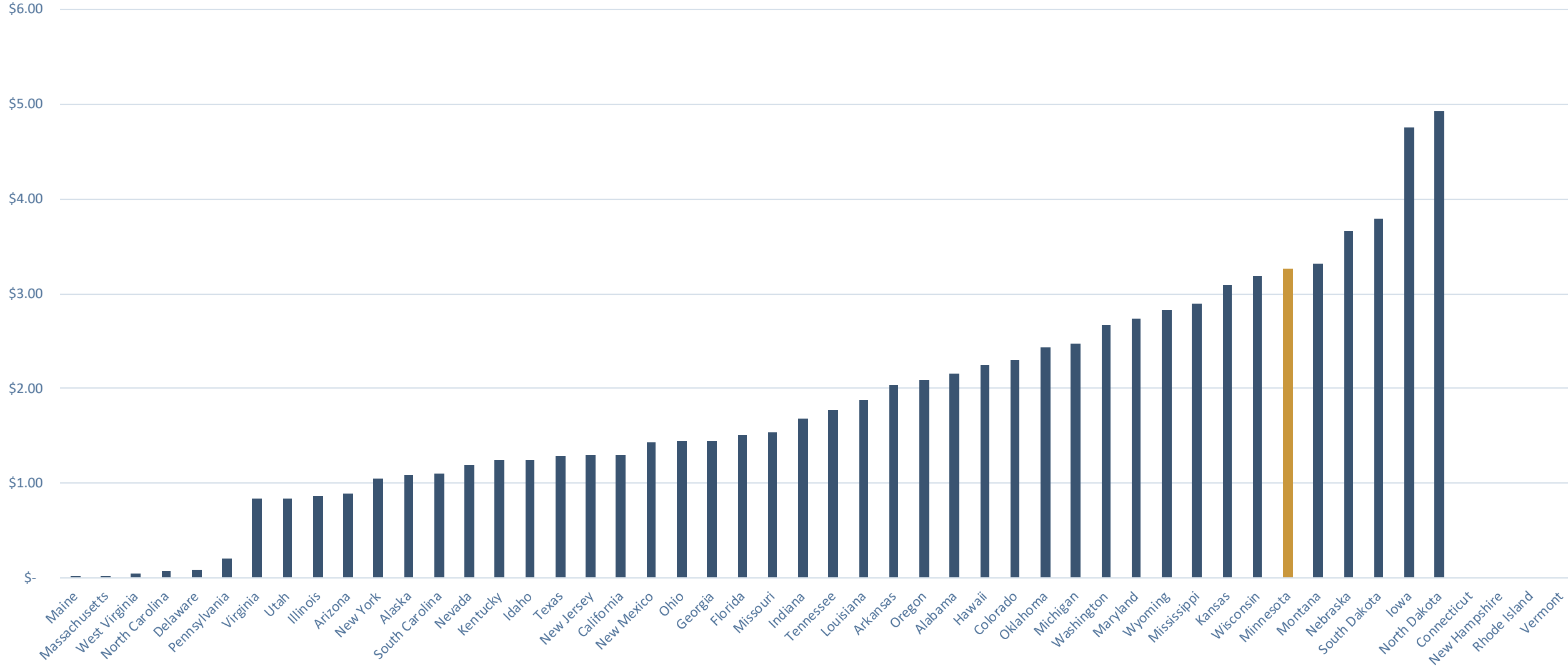
- **Highway Definition:** State or local government employees who are paid to construct, maintain, operate, or administer public streets, roads, and highway systems.
- National (Minnesota 13 and 6)
- Minnesota (Scott County 83 and 82)
- Transit and Data collection Problems



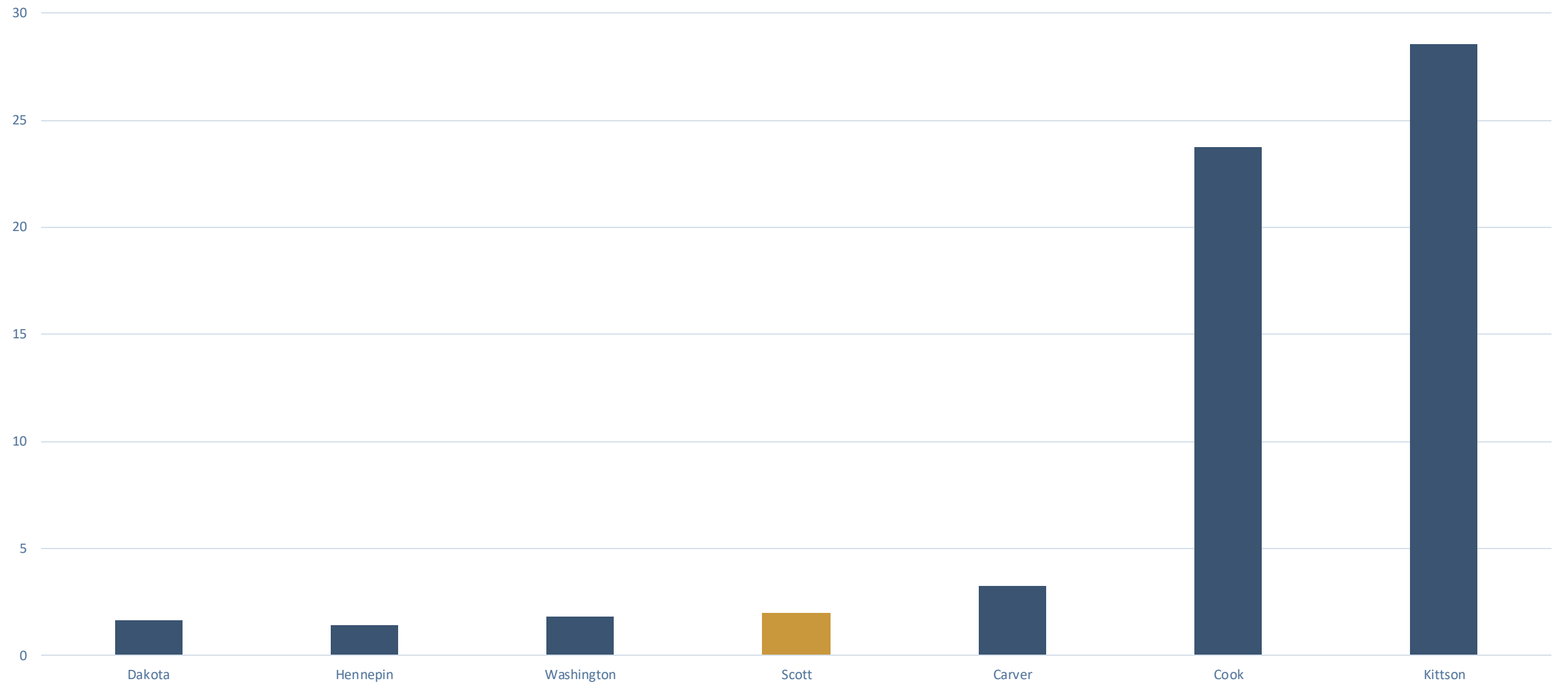
Payroll per Capita Based on Highway County Workforce Totals (HHS County Administered)



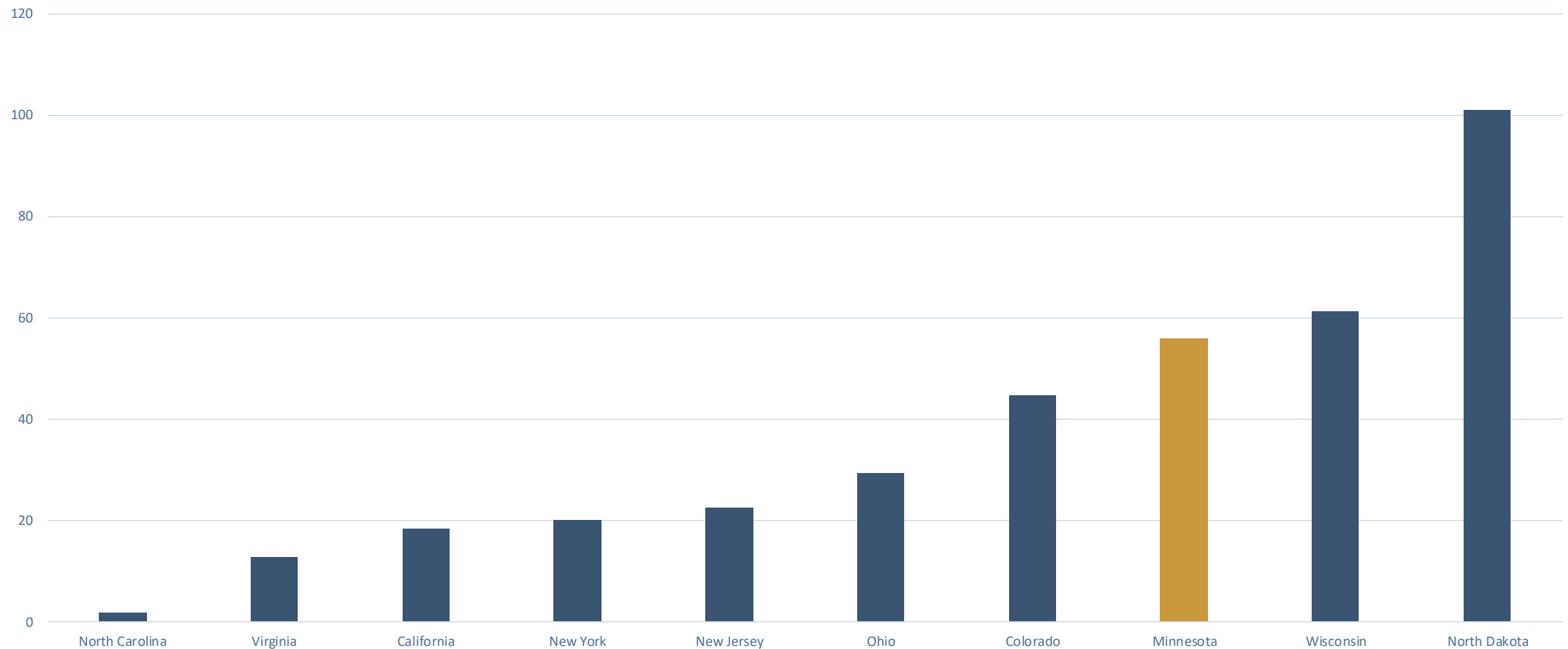
Payroll per Capita Based on Highway County Workforce Totals (Non-HHS County Administered)



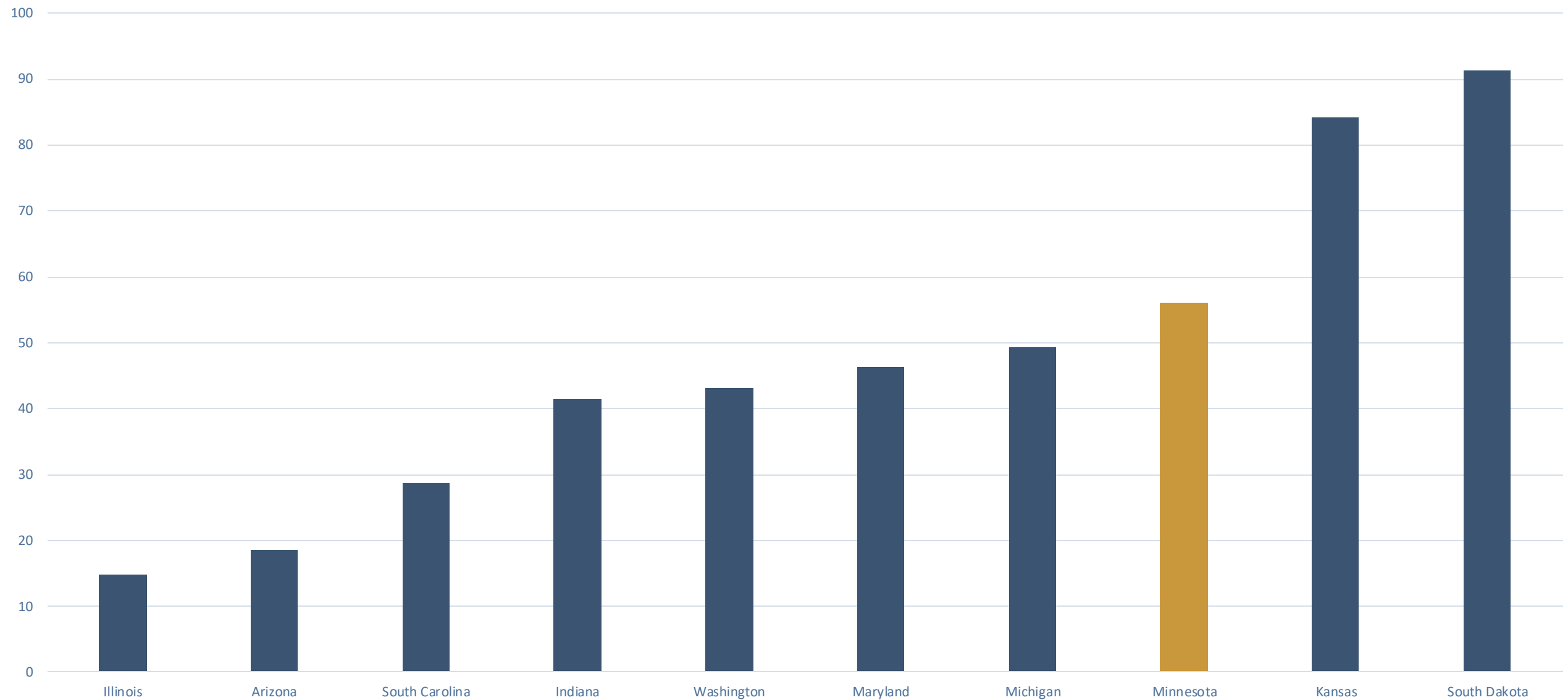
Payroll per Capita Based on Highway County Workforce Totals (All State)



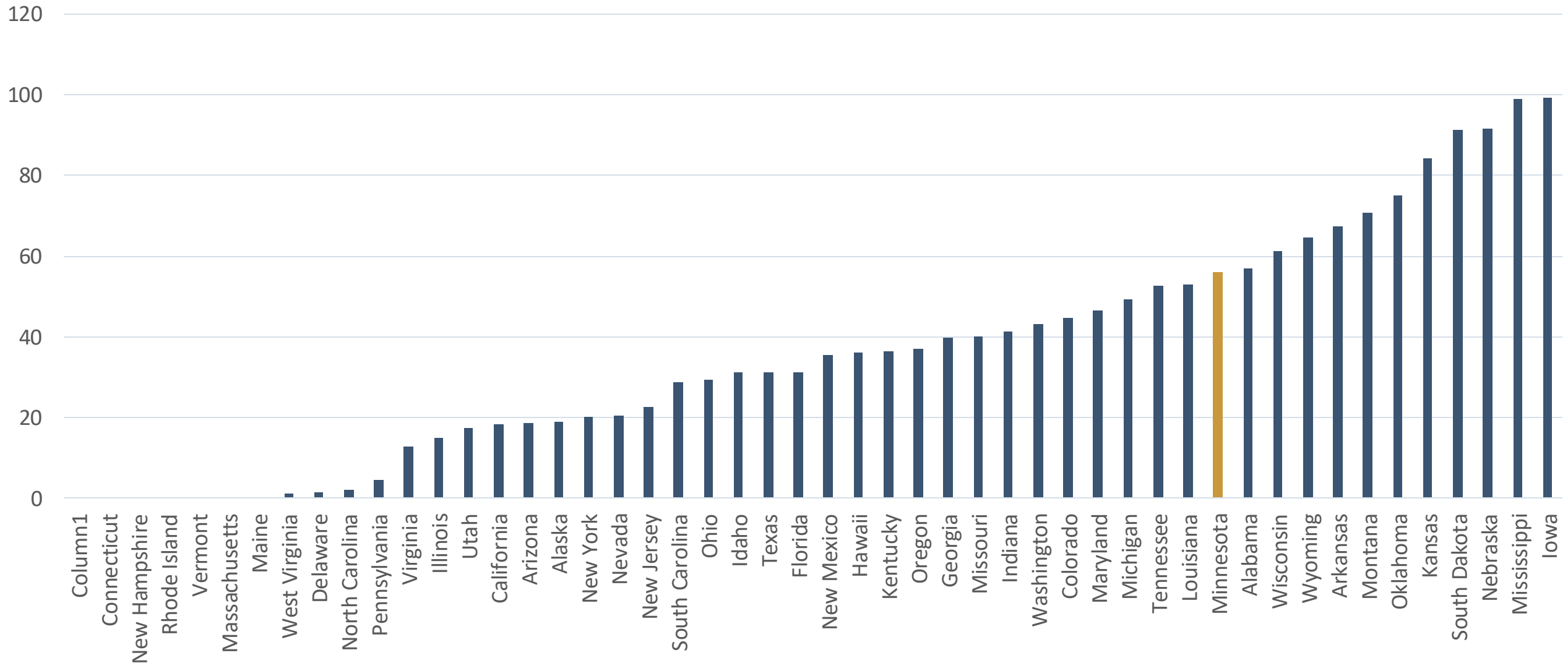
Highway Payroll Per Capita in Minnesota Counties



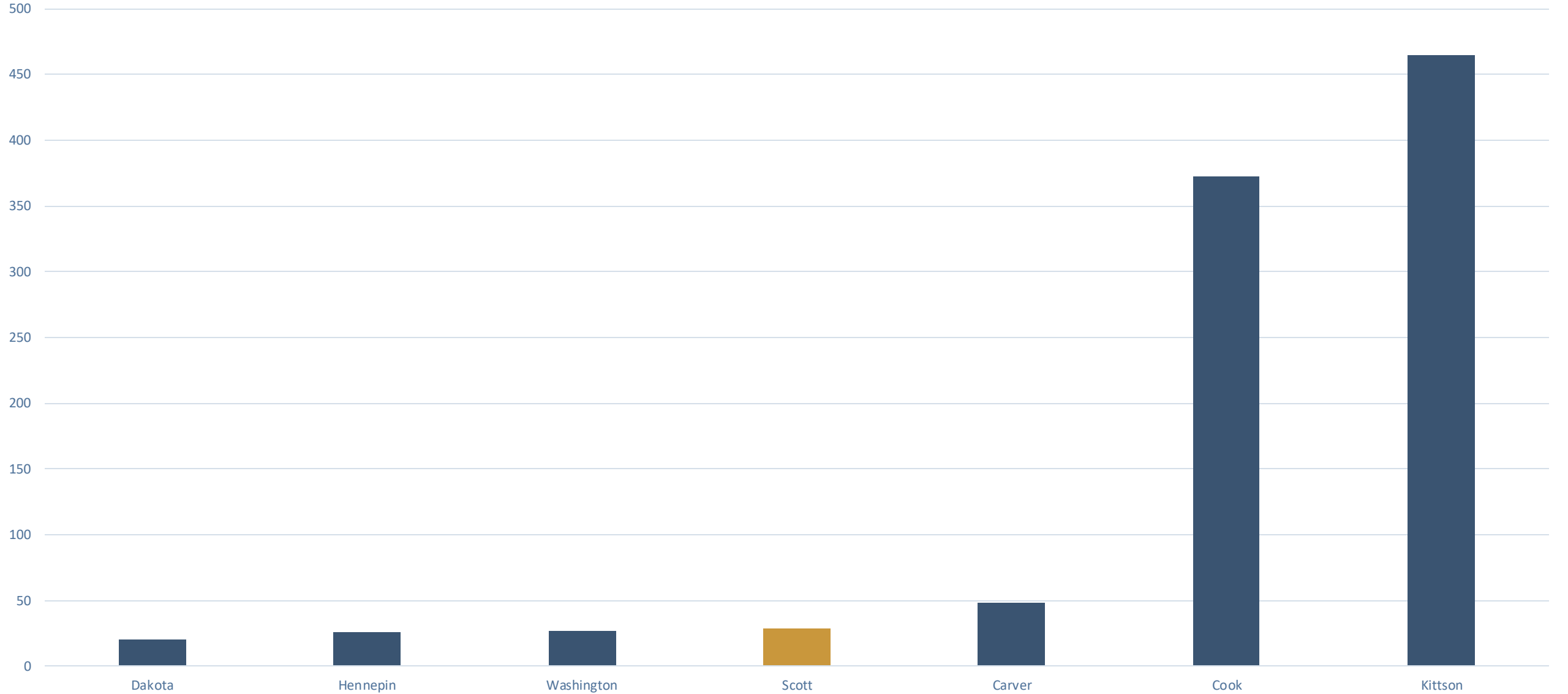
Employees per 100,000's Residents Based on Highway County Workforce Totals (HHS County Administered)



Employees per 100,000's Residents Based on Highway County Workforce Totals (Non-HHS County Administered)



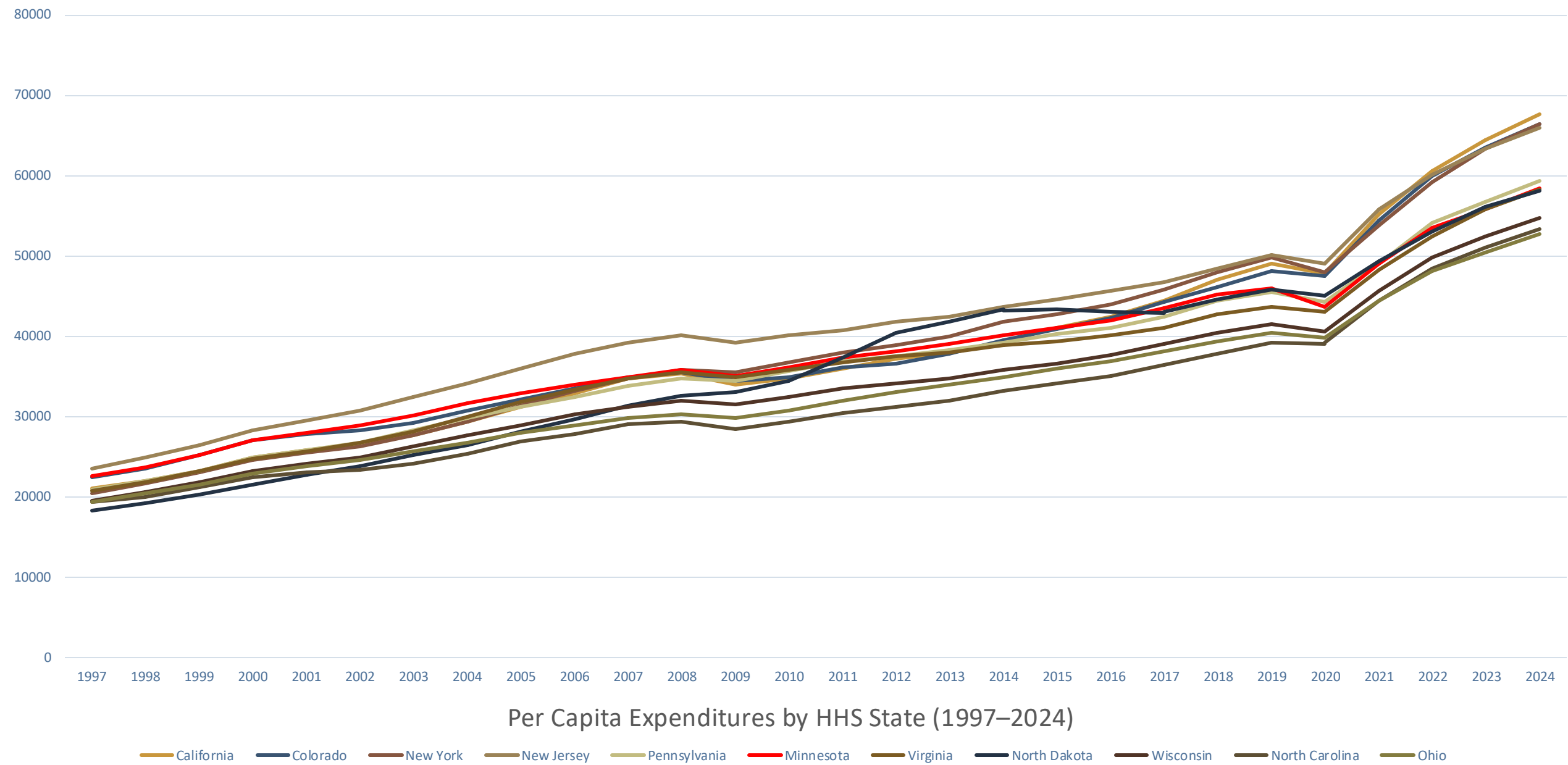
Employees per 100,000's Residents Based on Highway County Workforce Totals (All State)

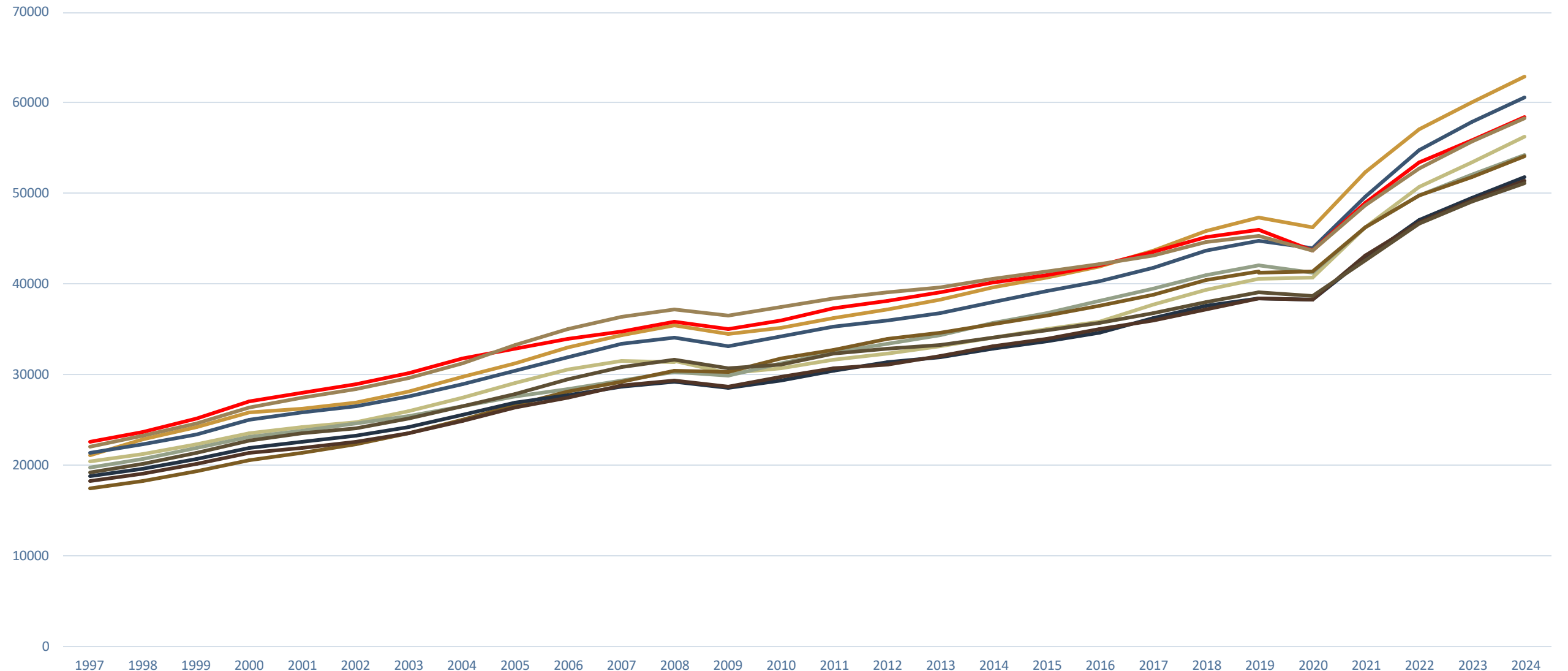


Highway Employees per 100,000 Residents in Minnesota Counties

Income, Expenditures, and Taxes

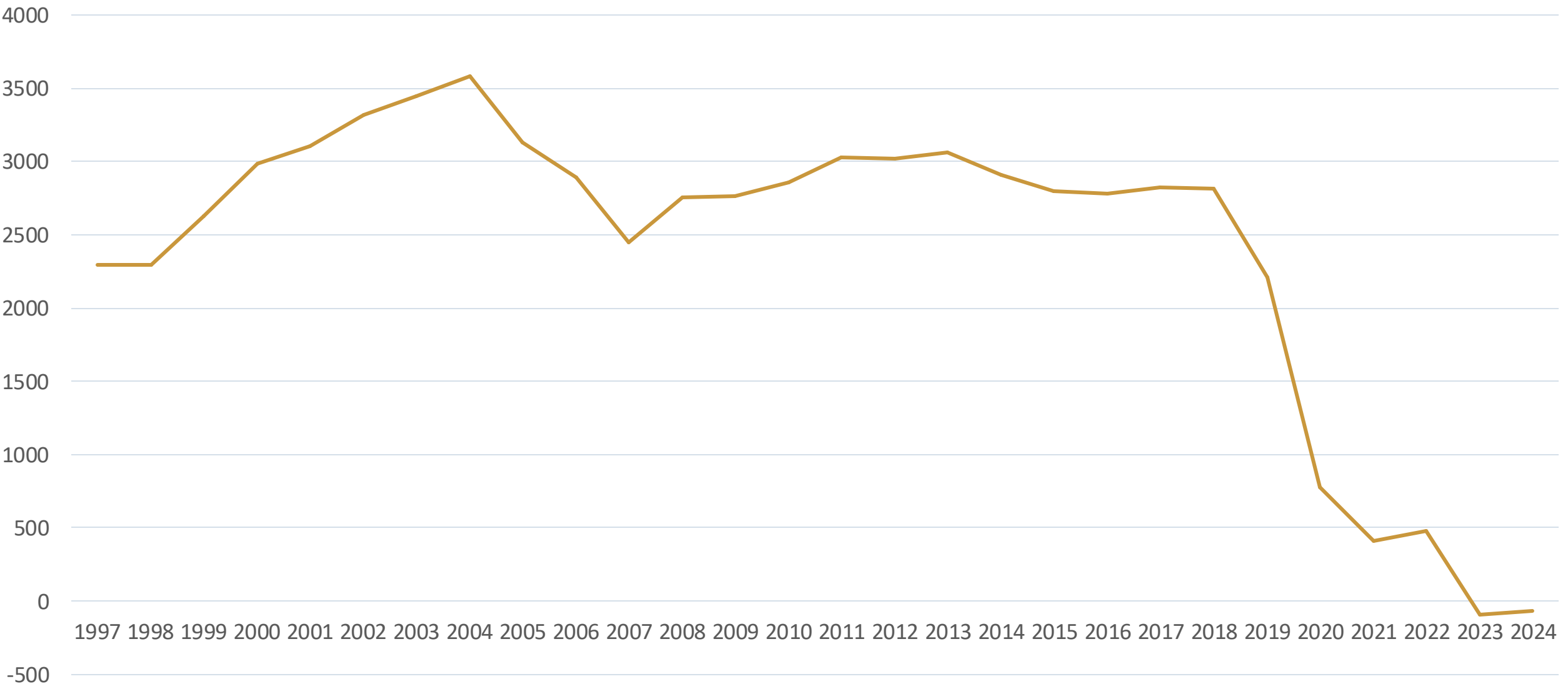
- Per Capita Income and Expenditures
- The tax rate shown represents the highest tax rate
- Graphs in 100,000's
- Trends
- Is Minnesota Livable?



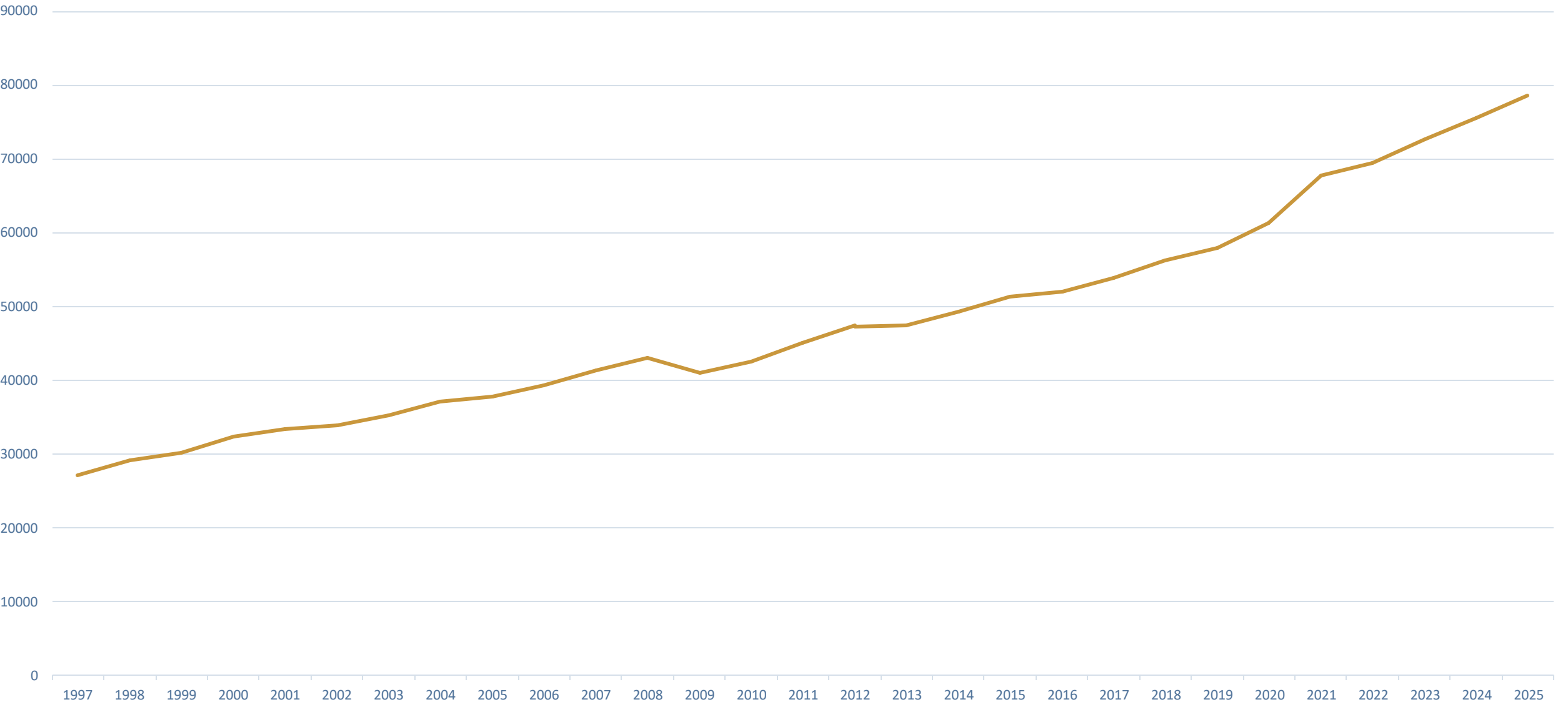


Per Capita Expenditures by Non-HHS State (1997–2024)

Washington Illinois Minnesota Maryland Arizona Michigan South Dakota Indiana South Carolina Kansas

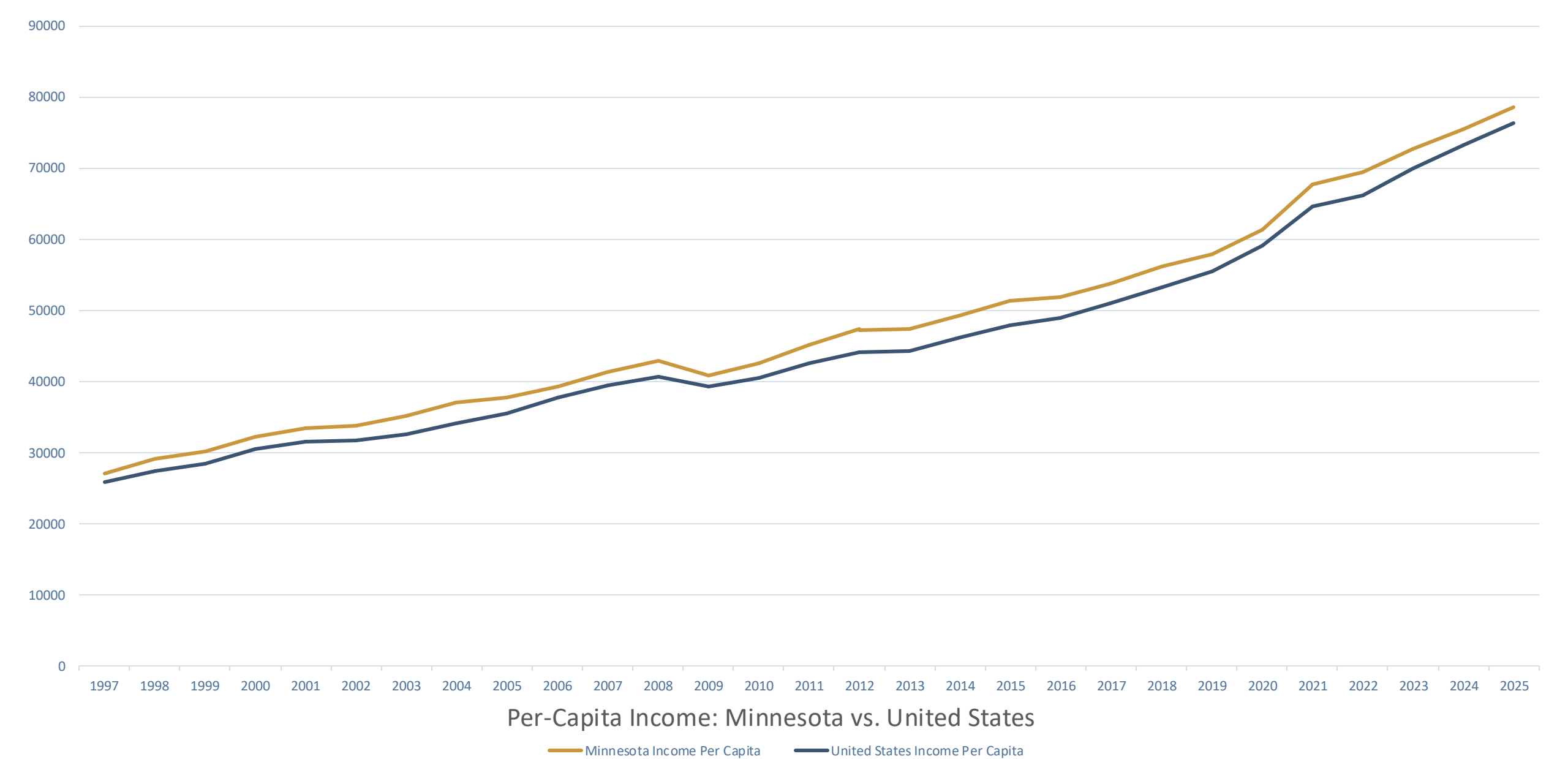


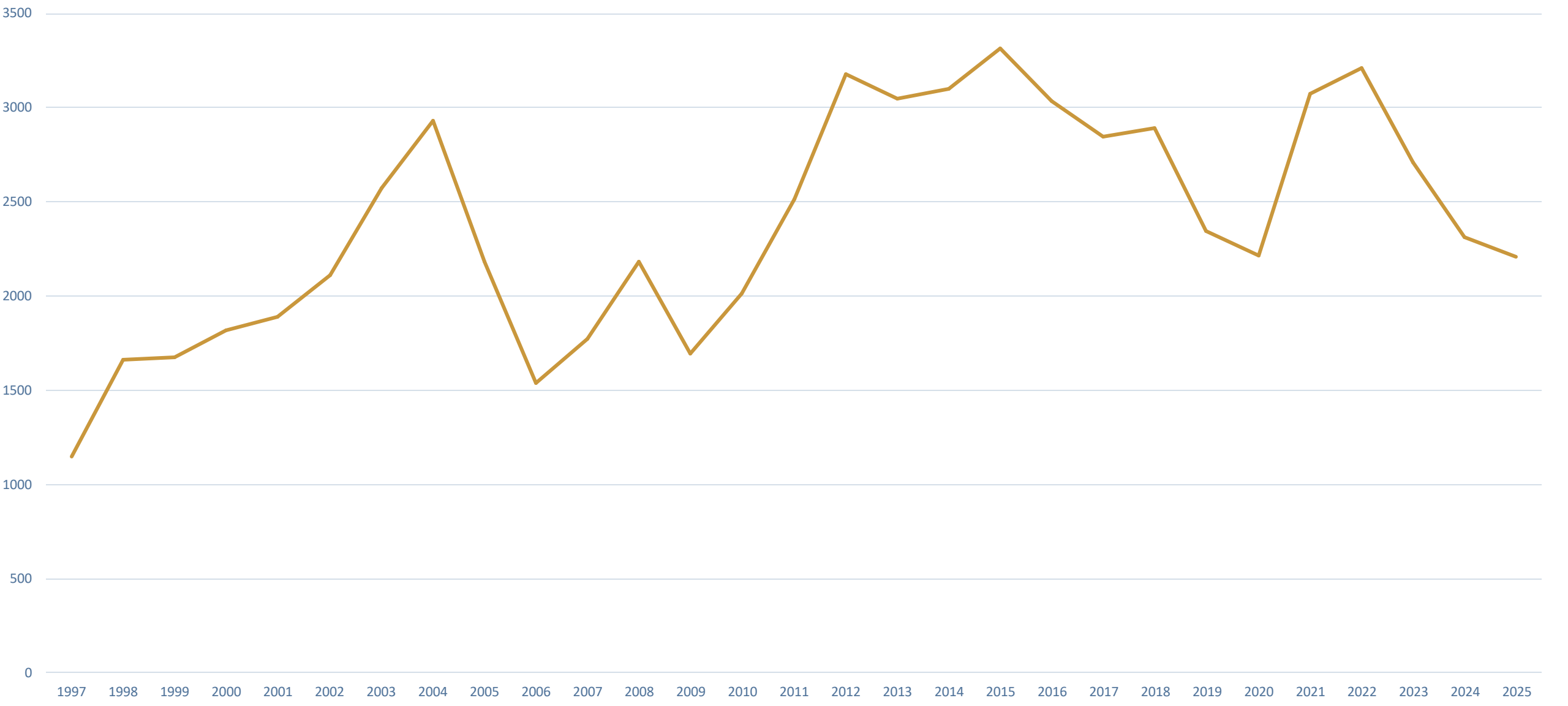
Difference Between Minnesota and United States Per Capita Expenditures



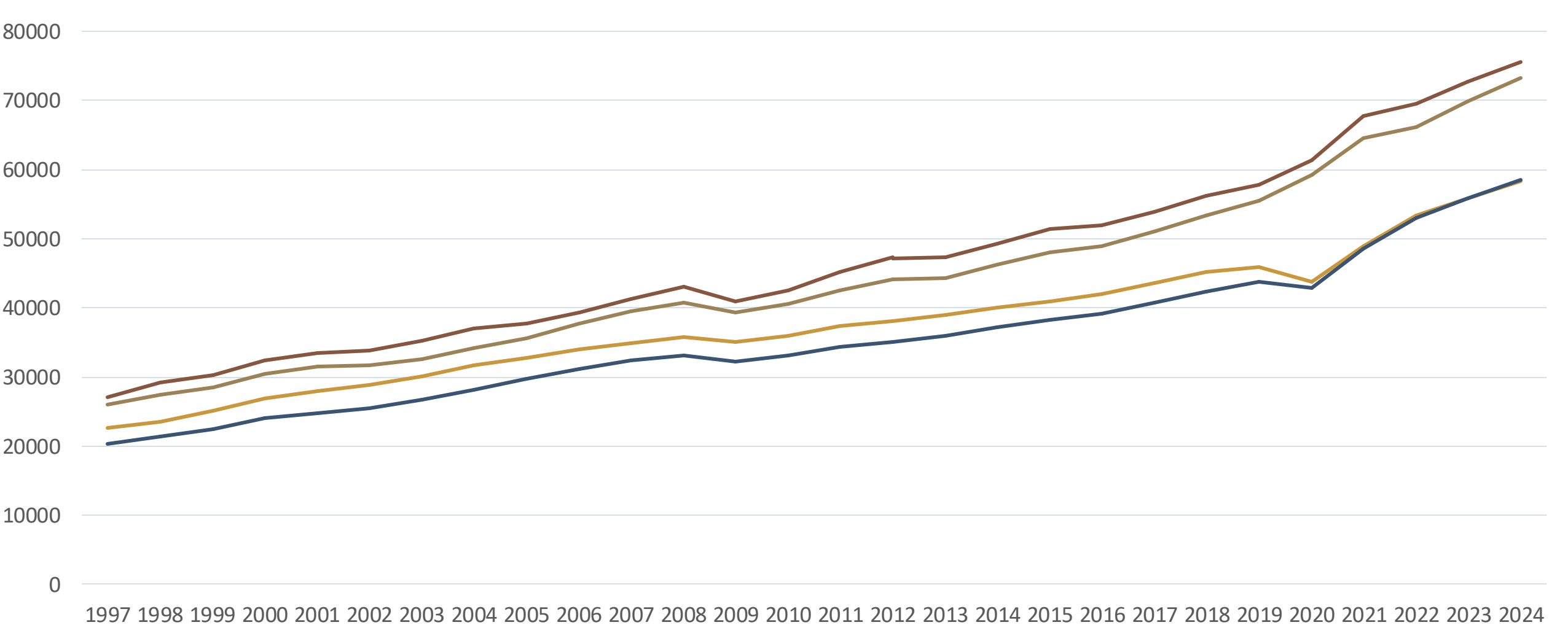
Minnesota Income Per Capita

[Minnesota - Per Capita Personal Income \(1929-2025\)](#)



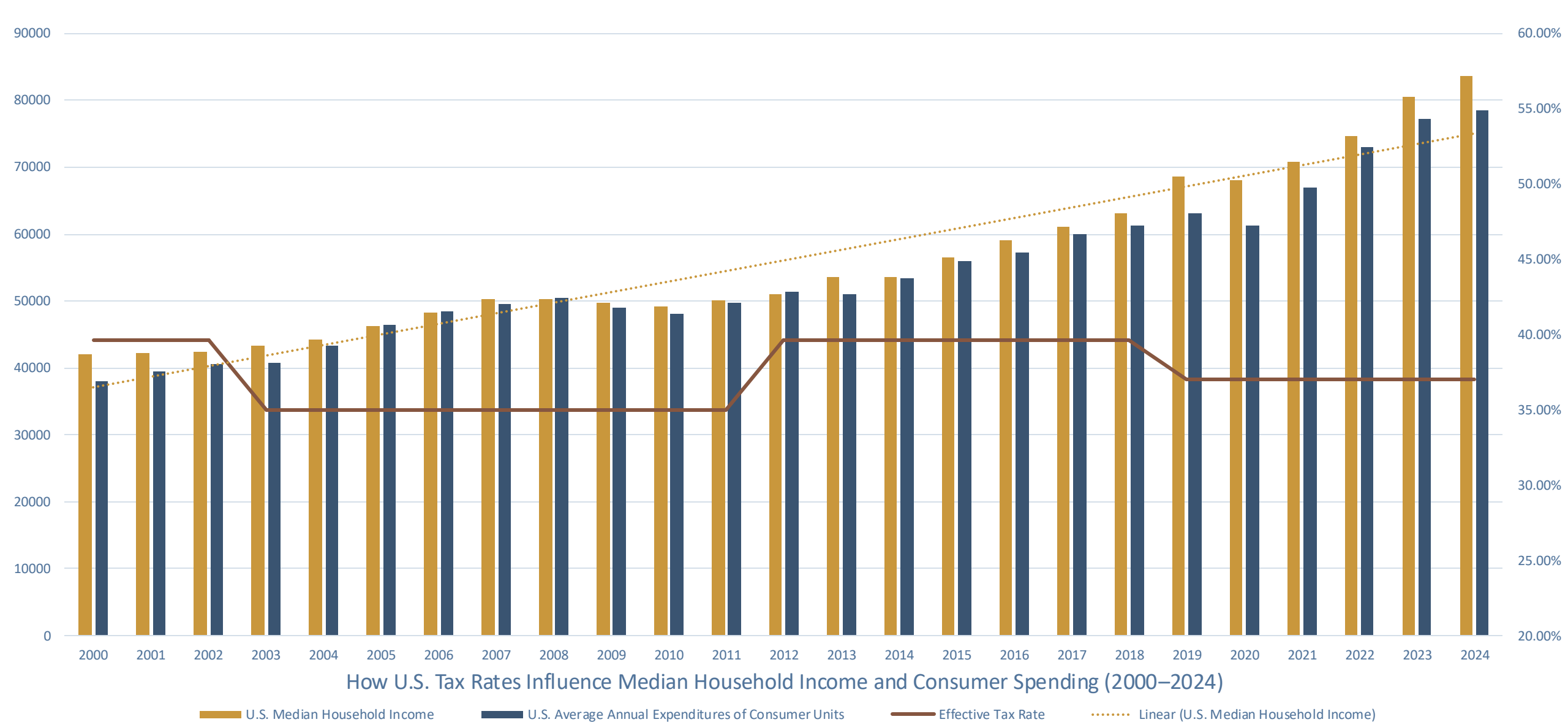


Difference Between Minnesota and United States Per Capita Income



Per-Capita Income and Consumption: Minnesota and United States

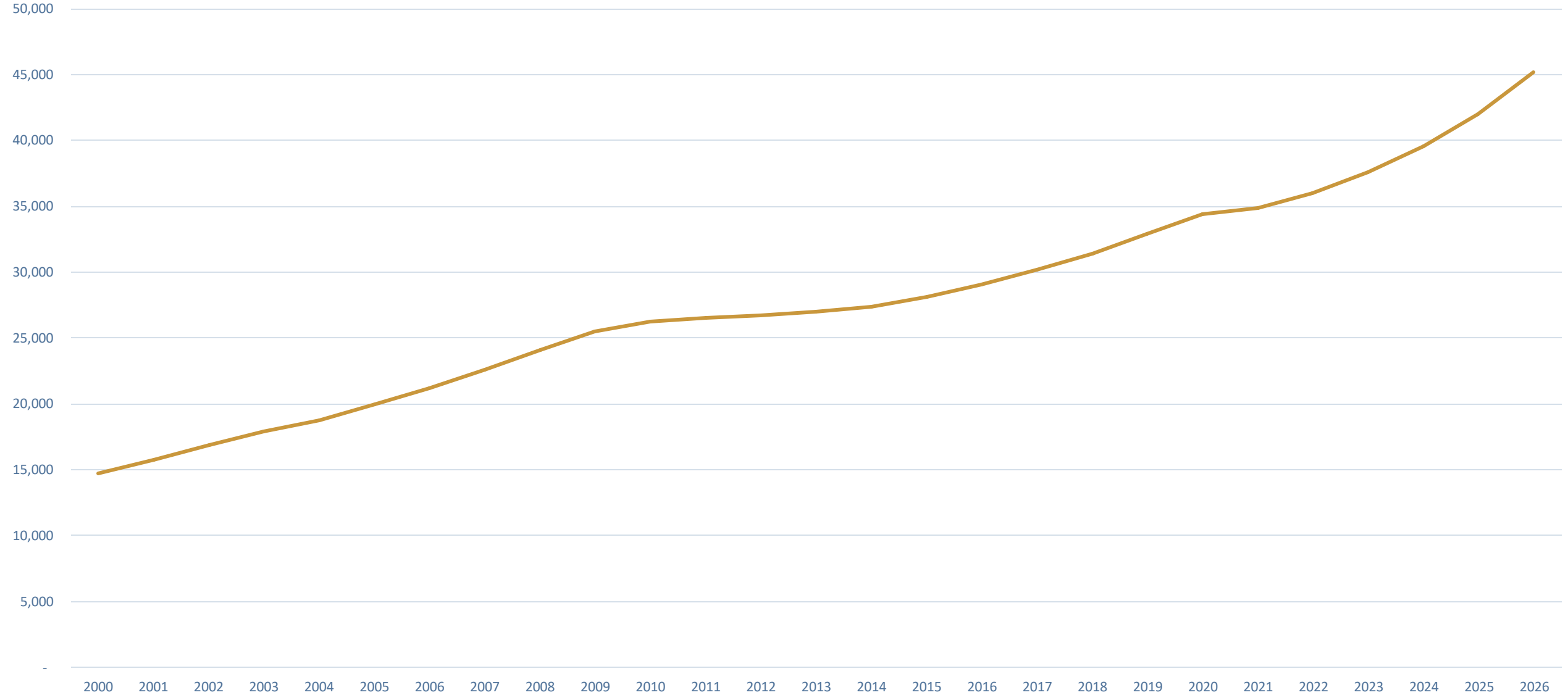
- Minnesota Per capita personal consumption expenditures
- United States Per capita personal consumption expenditures
- Minnesota Income Per Capita
- United States Income Per Capita



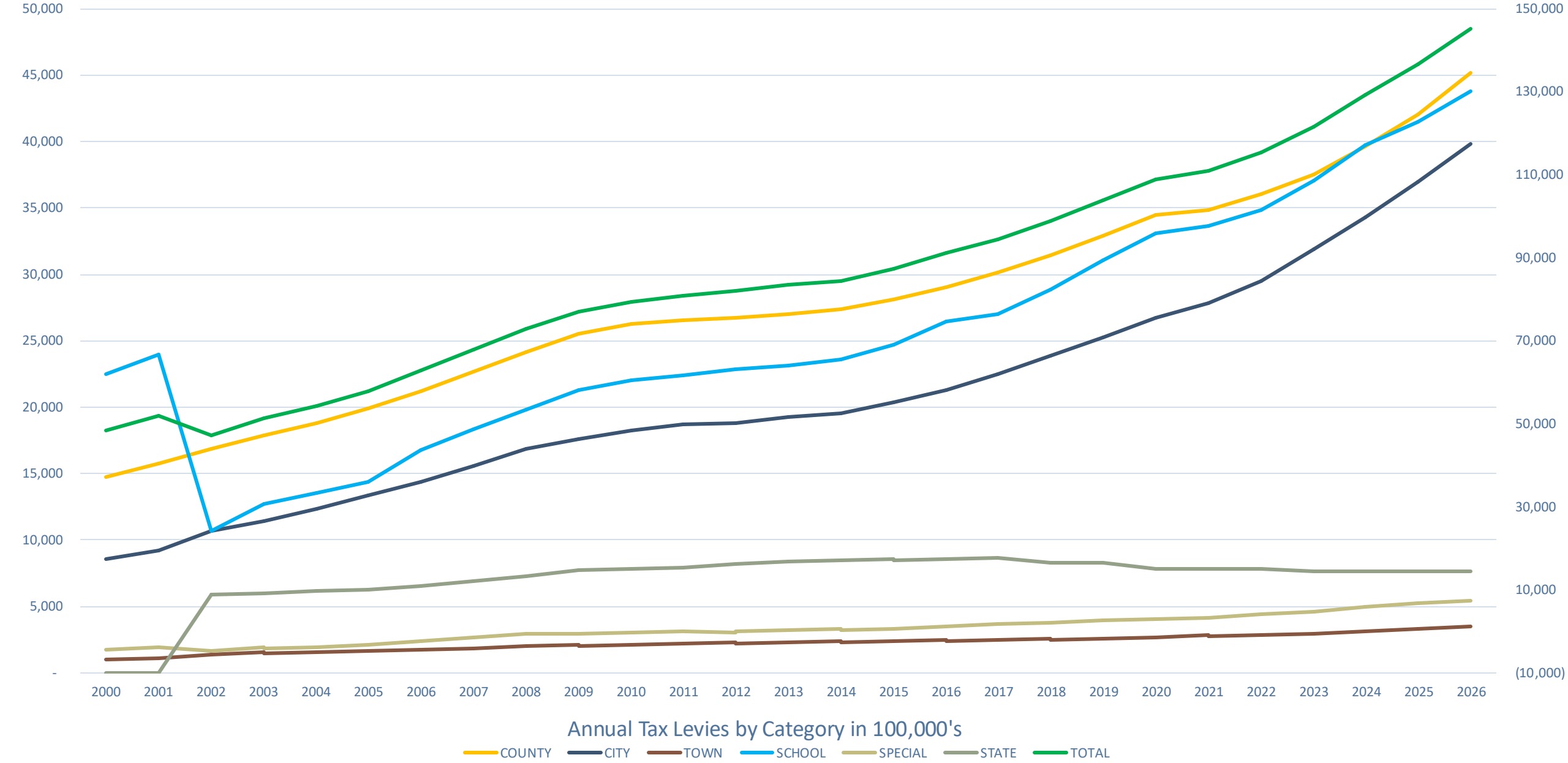
[Median Household Income in the United States \(MEHOINUSA646N\) | FRED | St. Louis Fed](#)

[Historical Income Tax Rates and Brackets, 1862-2025](#)

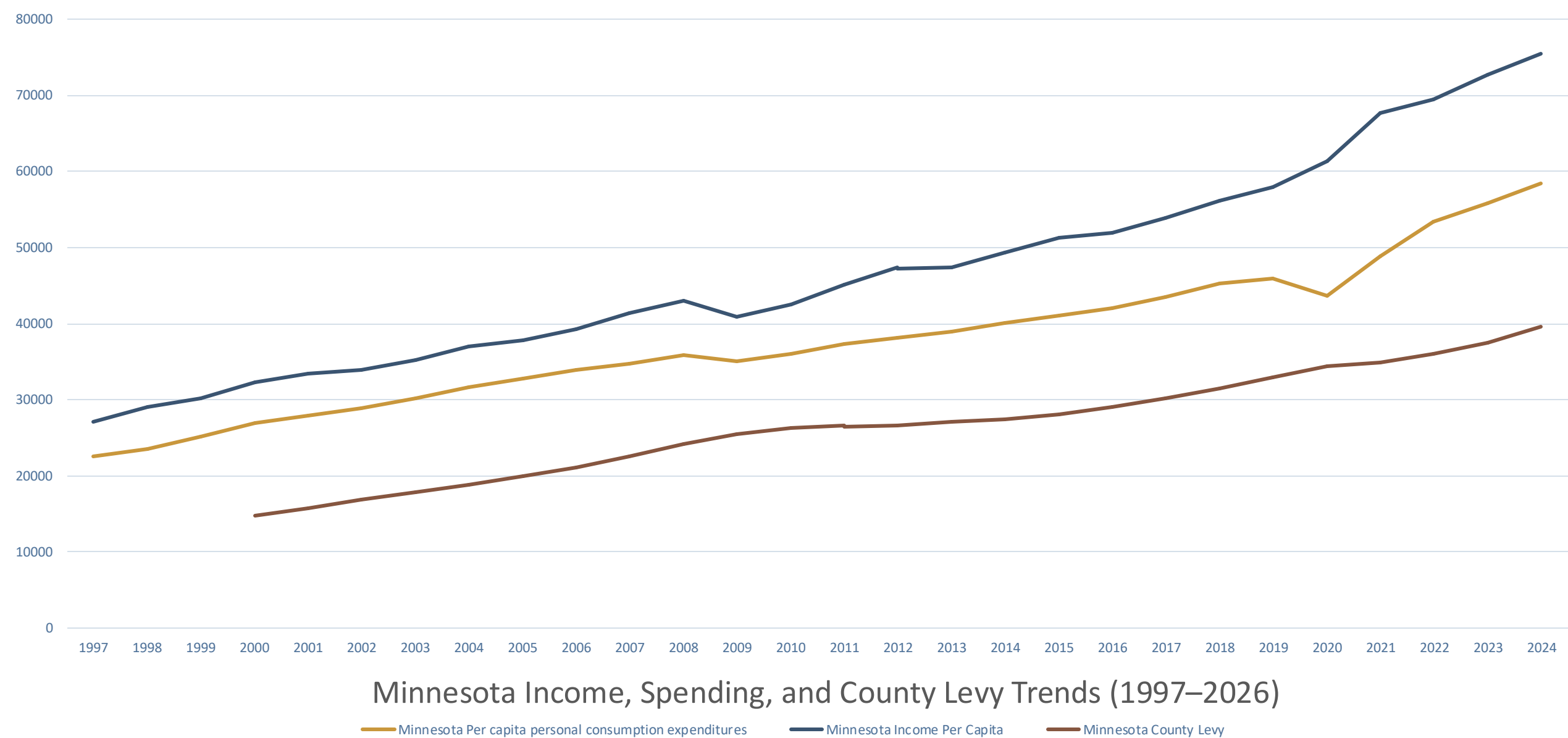
[BEA Interactive Data Application](#)



Minnesota County Levy (2000–2026)



[eos25-historical-expenditures.pdf](#)



Minnesota Income, Spending, and County Levy Trends (1997–2026)

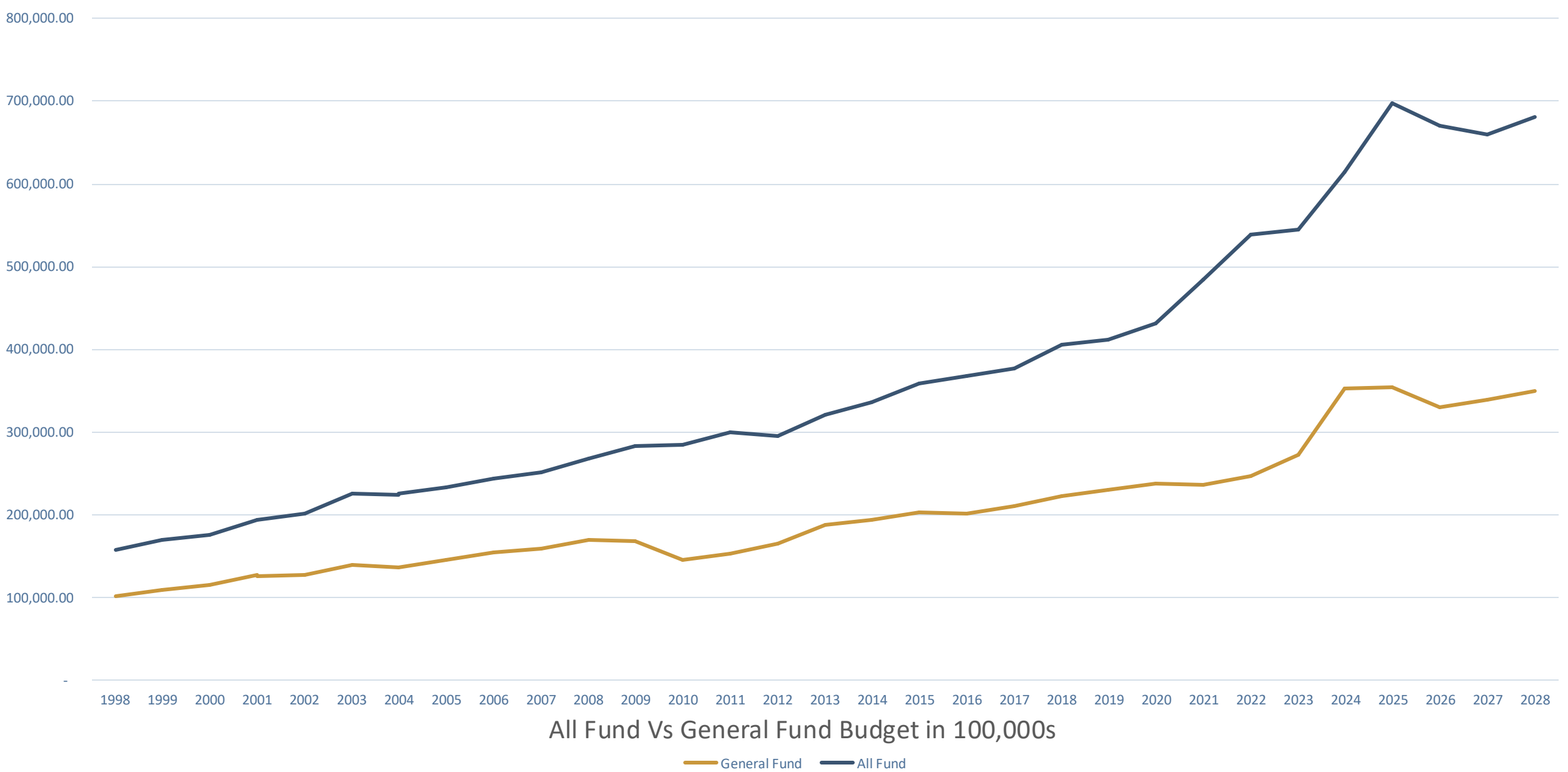
— Minnesota Per capita personal consumption expenditures — Minnesota Income Per Capita — Minnesota County Levy

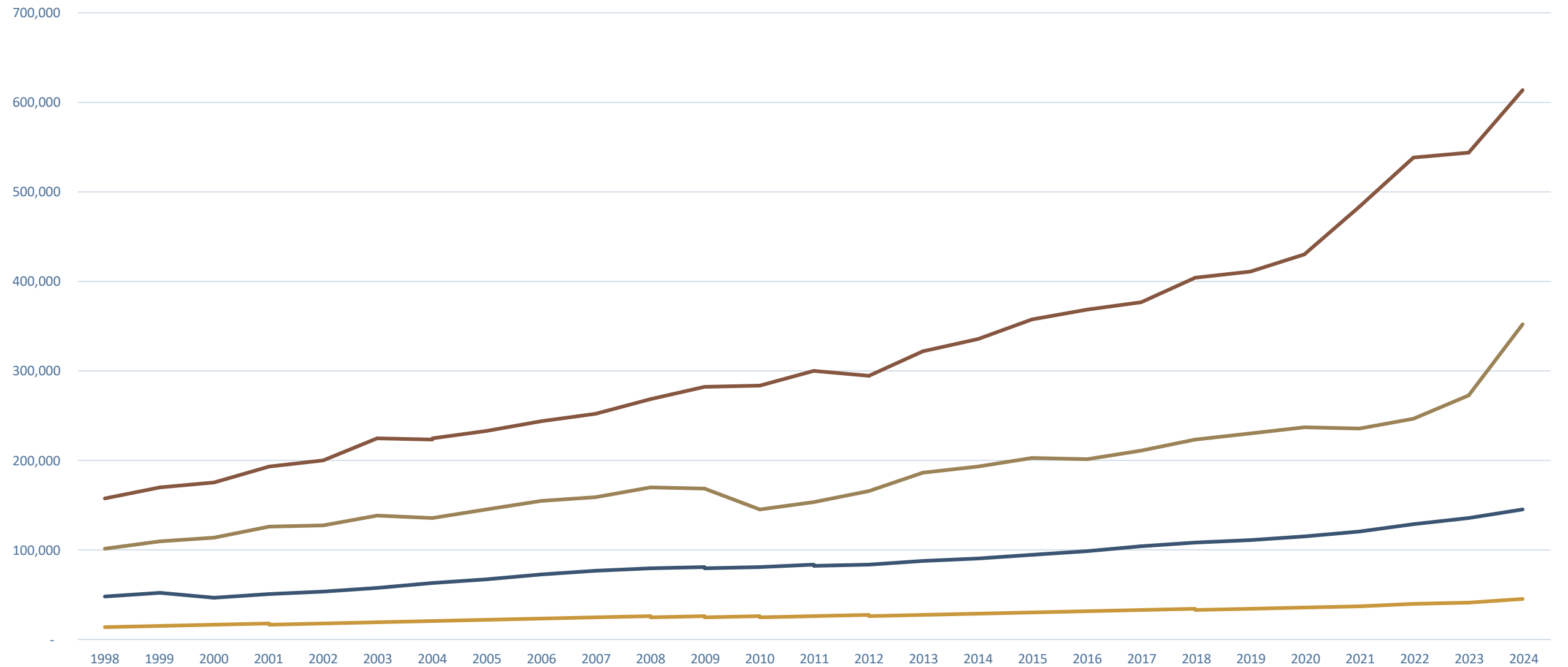
[Property Tax Data and Statistics |](#)

[Minnesota Department of Revenue](#)

[Minnesota - Per Capita Personal Income \(1929-2025\)](#)

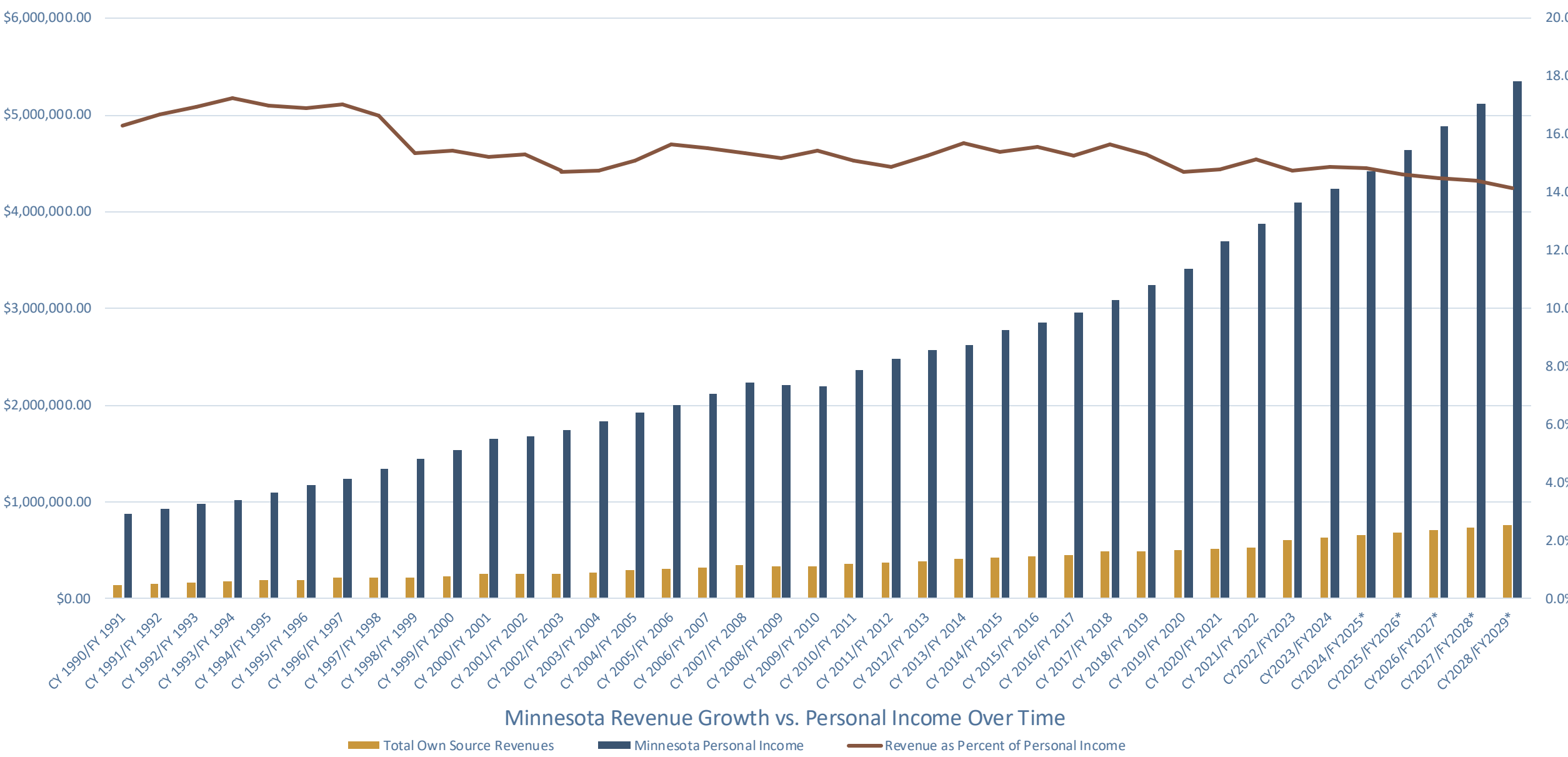
[BEA Interactive Data Application](#)

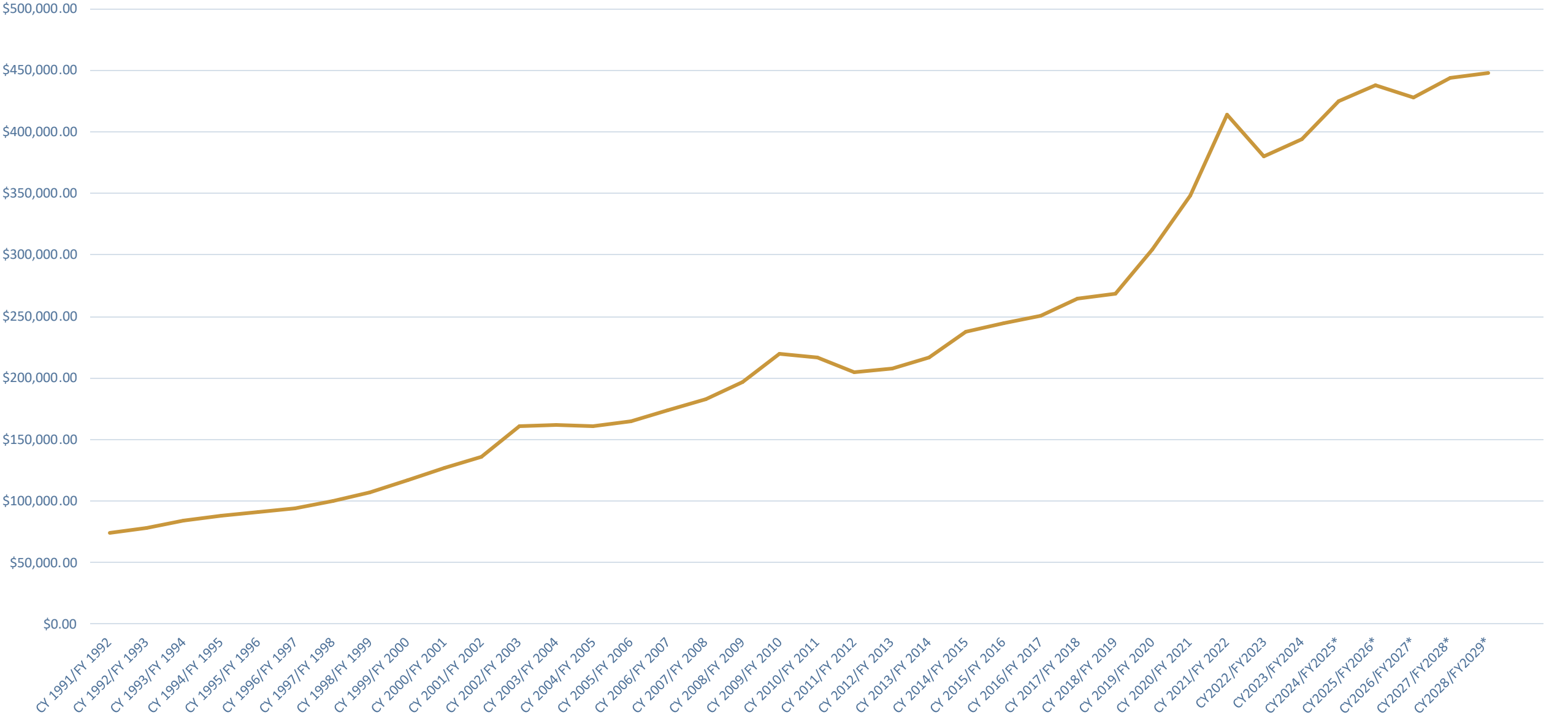




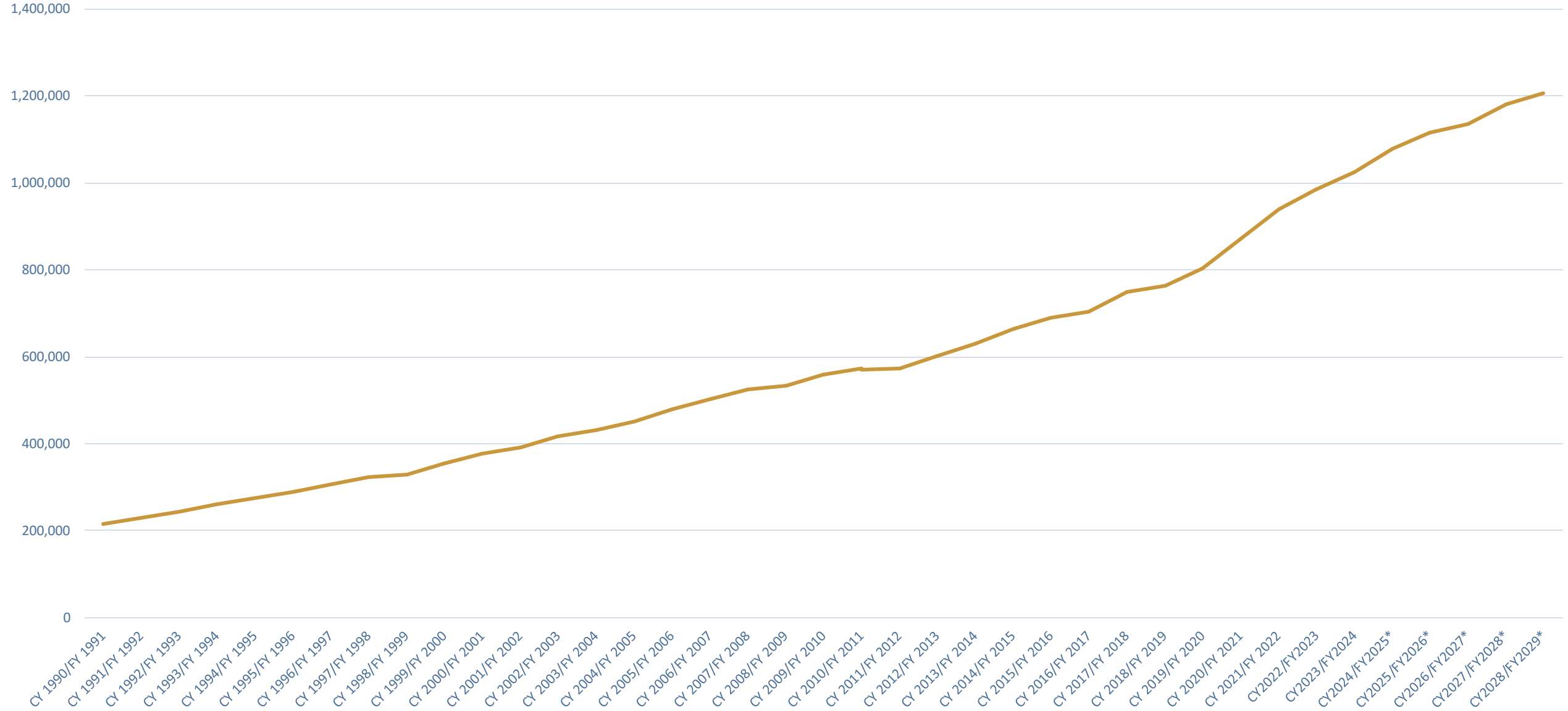
Trends in General Fund, All Funds, and Levy Sources

County Levy Total Levy All Fund General Fund

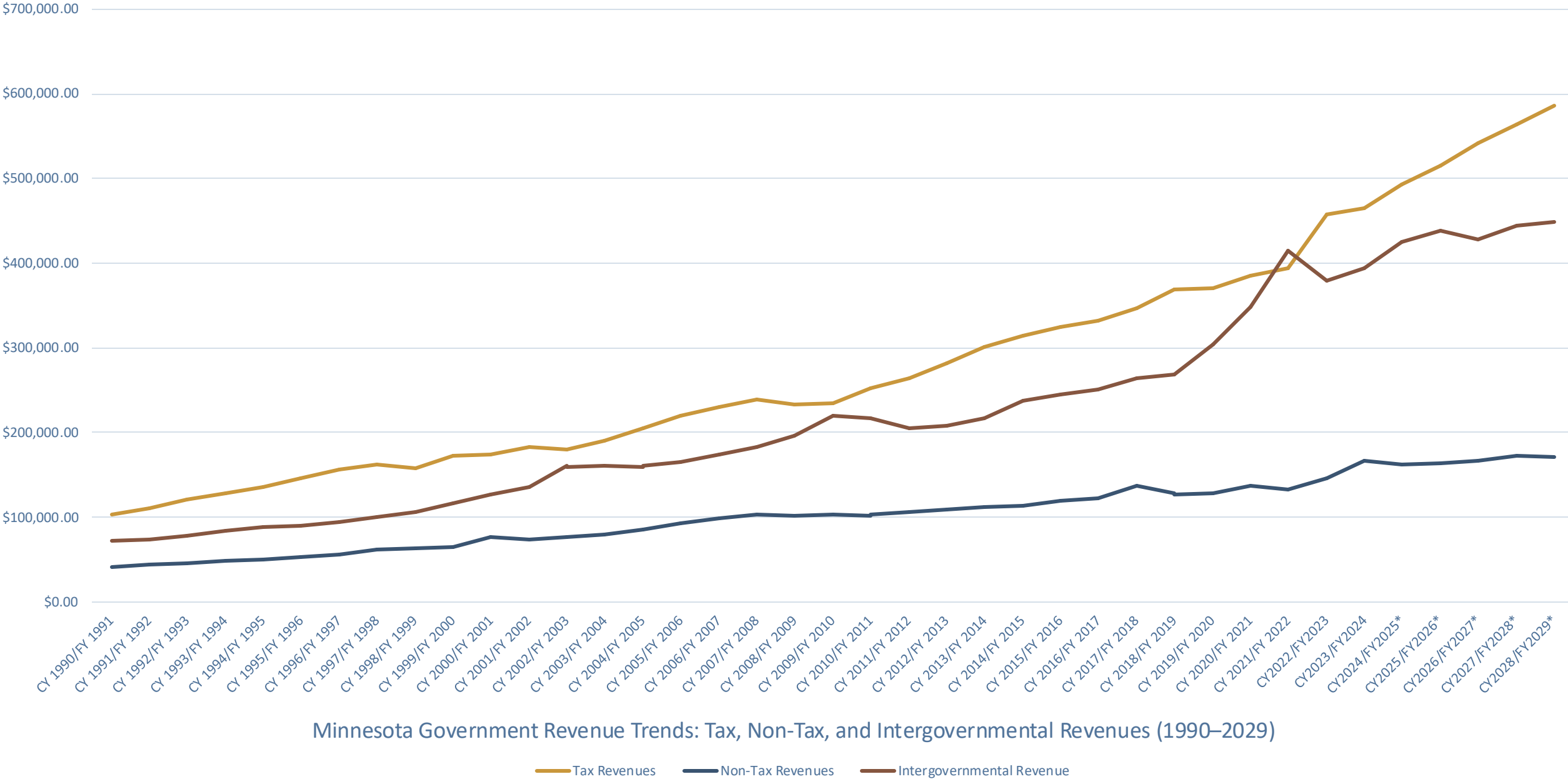




Minnesota Intergovernmental Revenues Over Time (1990–2029)



Minnesota Total Government Revenues Over Time (1990–2029)



Minnesota Government Revenue Trends: Tax, Non-Tax, and Intergovernmental Revenues (1990–2029)

Impacts

National

- County-run HHS programs increase both the average number of employees and the average payroll in these states compared with their Non-HHS counterparts.
- HHS prioritization is not the direct cause of reduced funding for other programs like highways.

State/Local

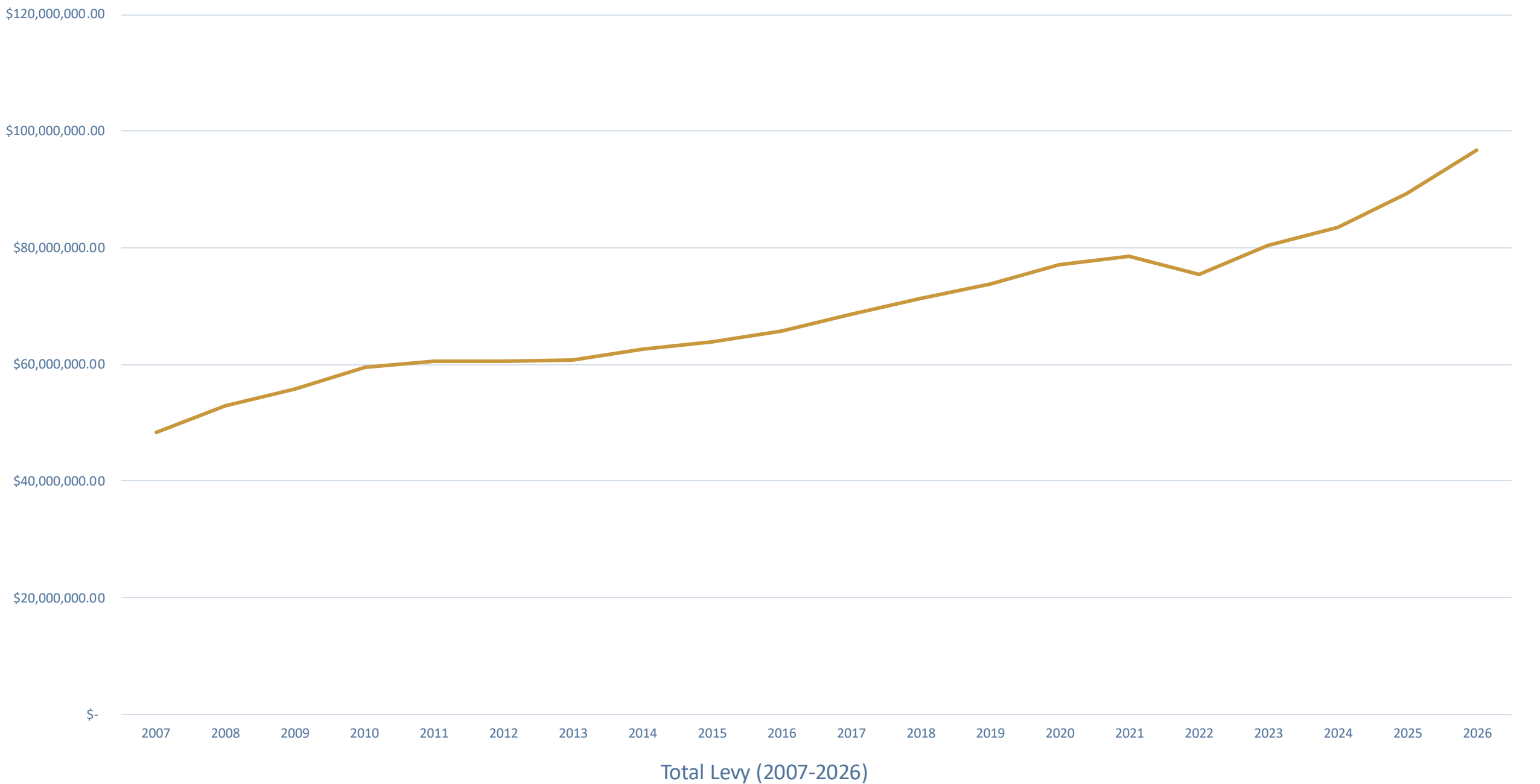
- HHS mandates seem to effect rural counties more than urban counties
- Total combined property tax levy and total state general fund expenditures should be considered when thinking about policies at a state and local level (total revenue needed to cover cost)

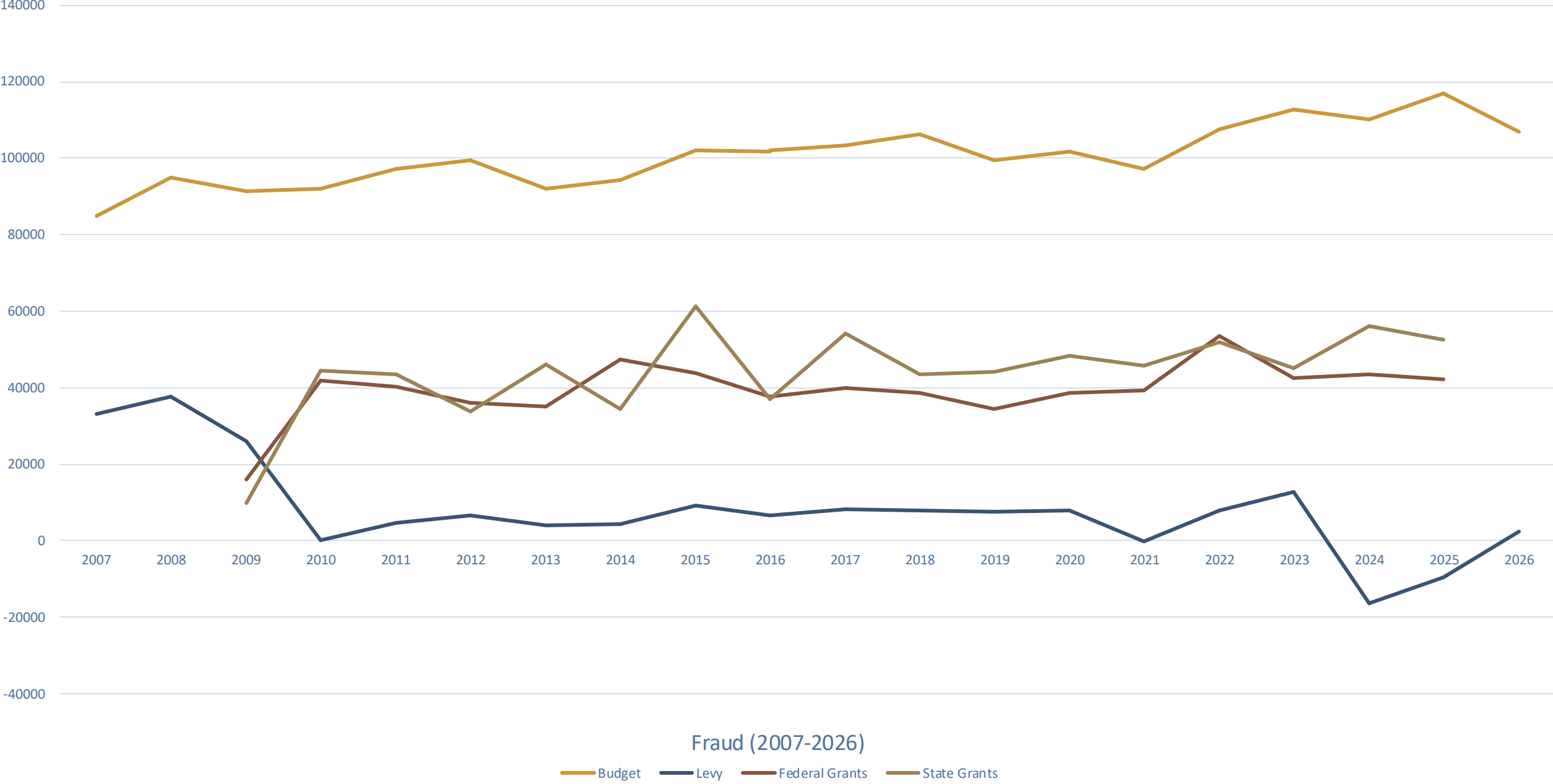


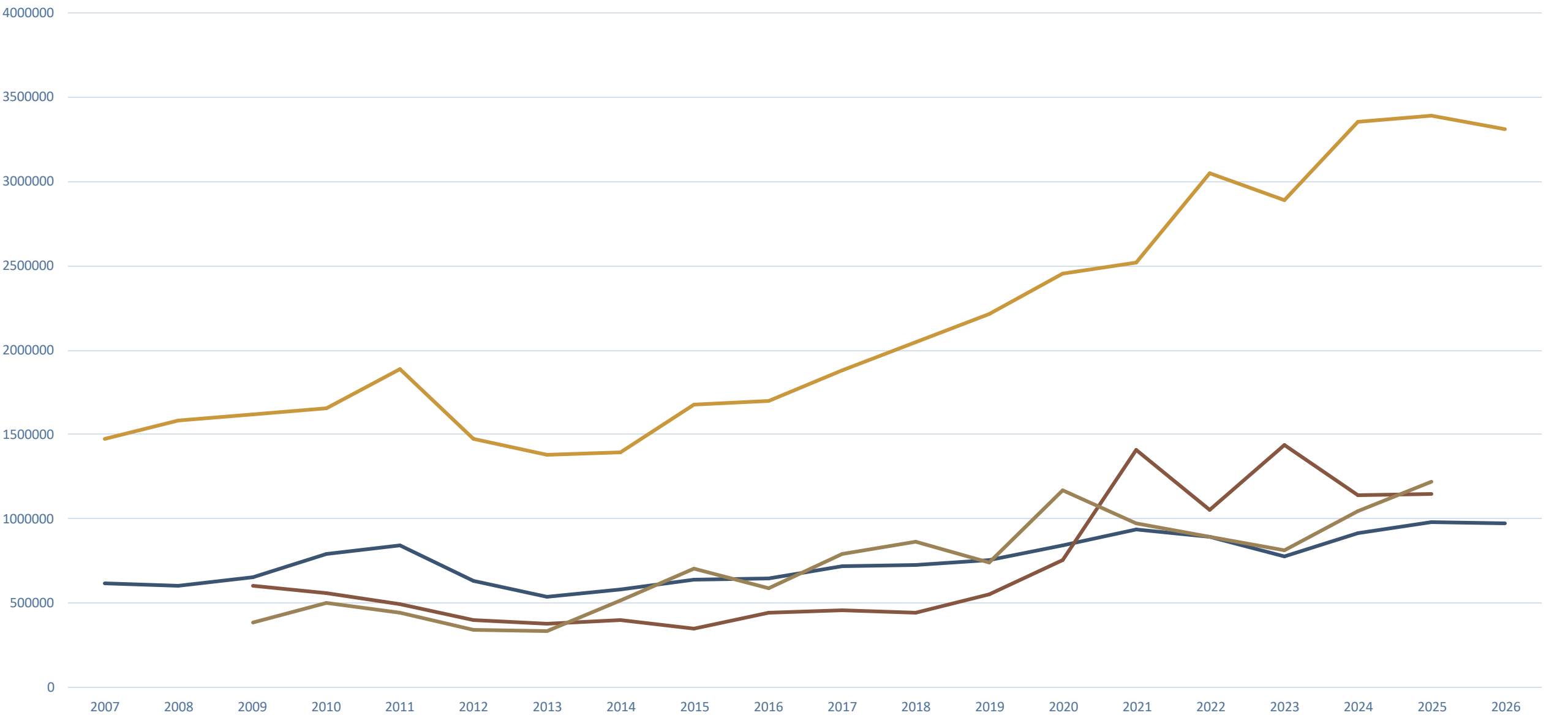
Questions/Discussion



HHS 20 Year History States and Federal Grants

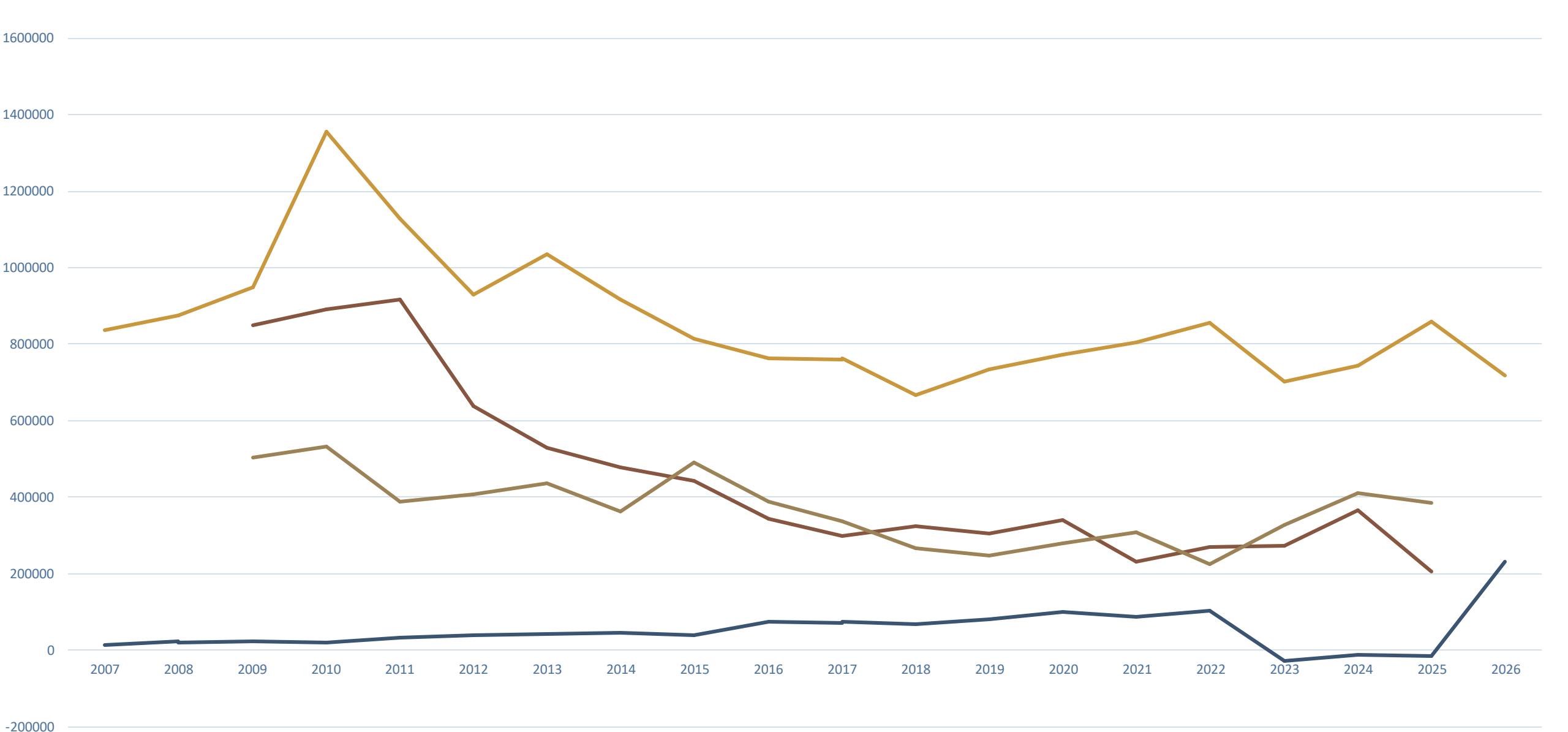






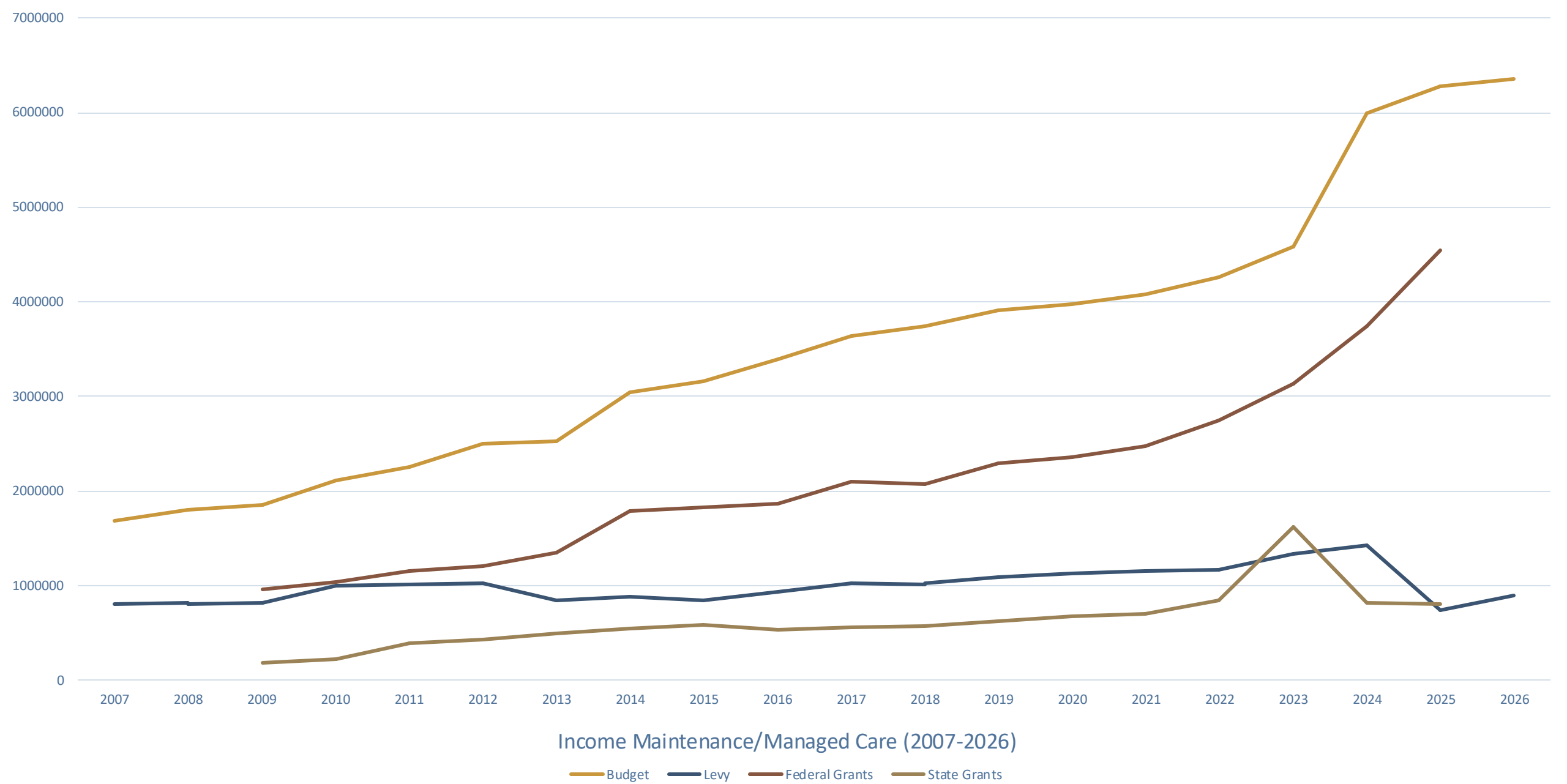
Public Health (2007-2026)

Budget Levy Federal Grants State Grants

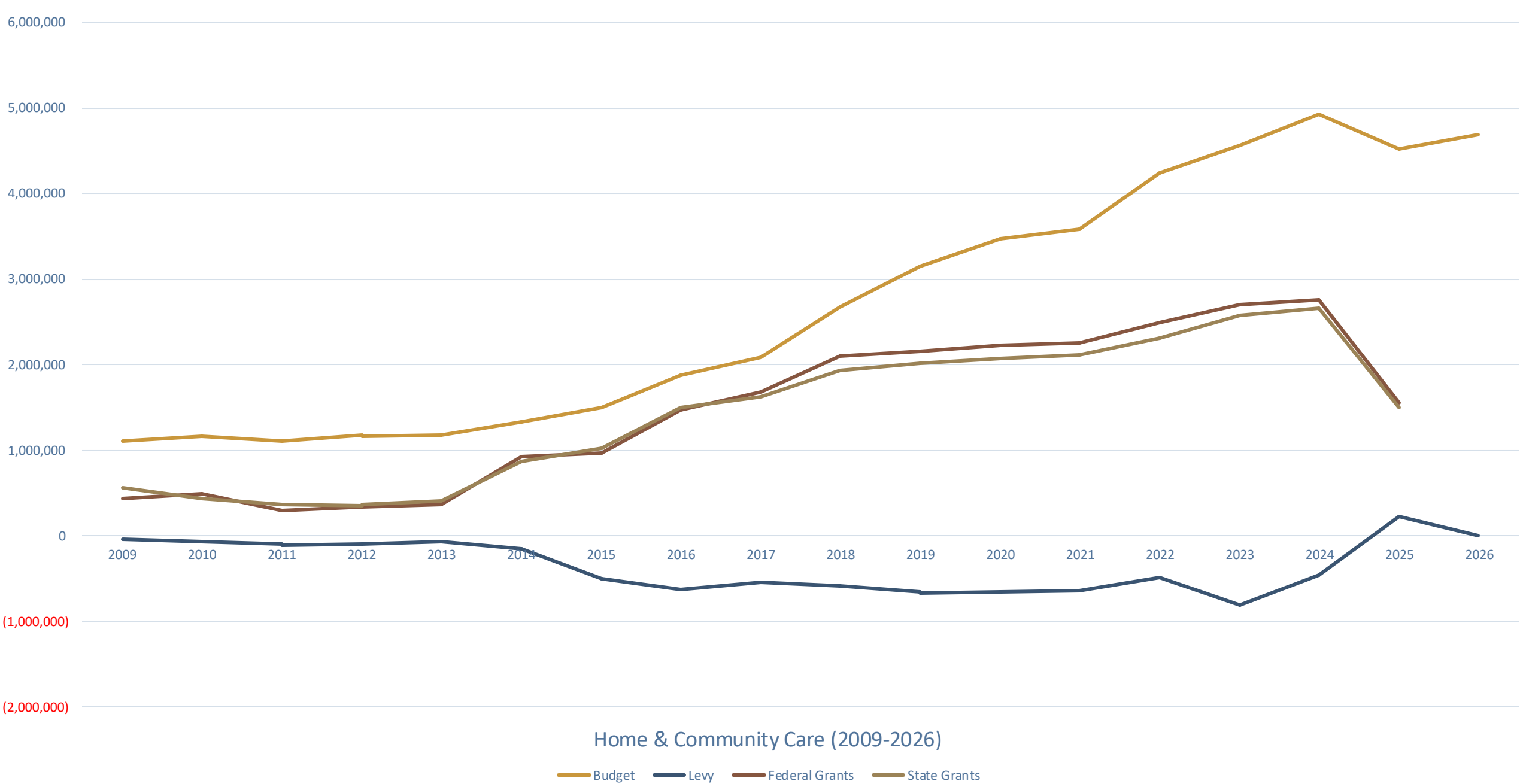


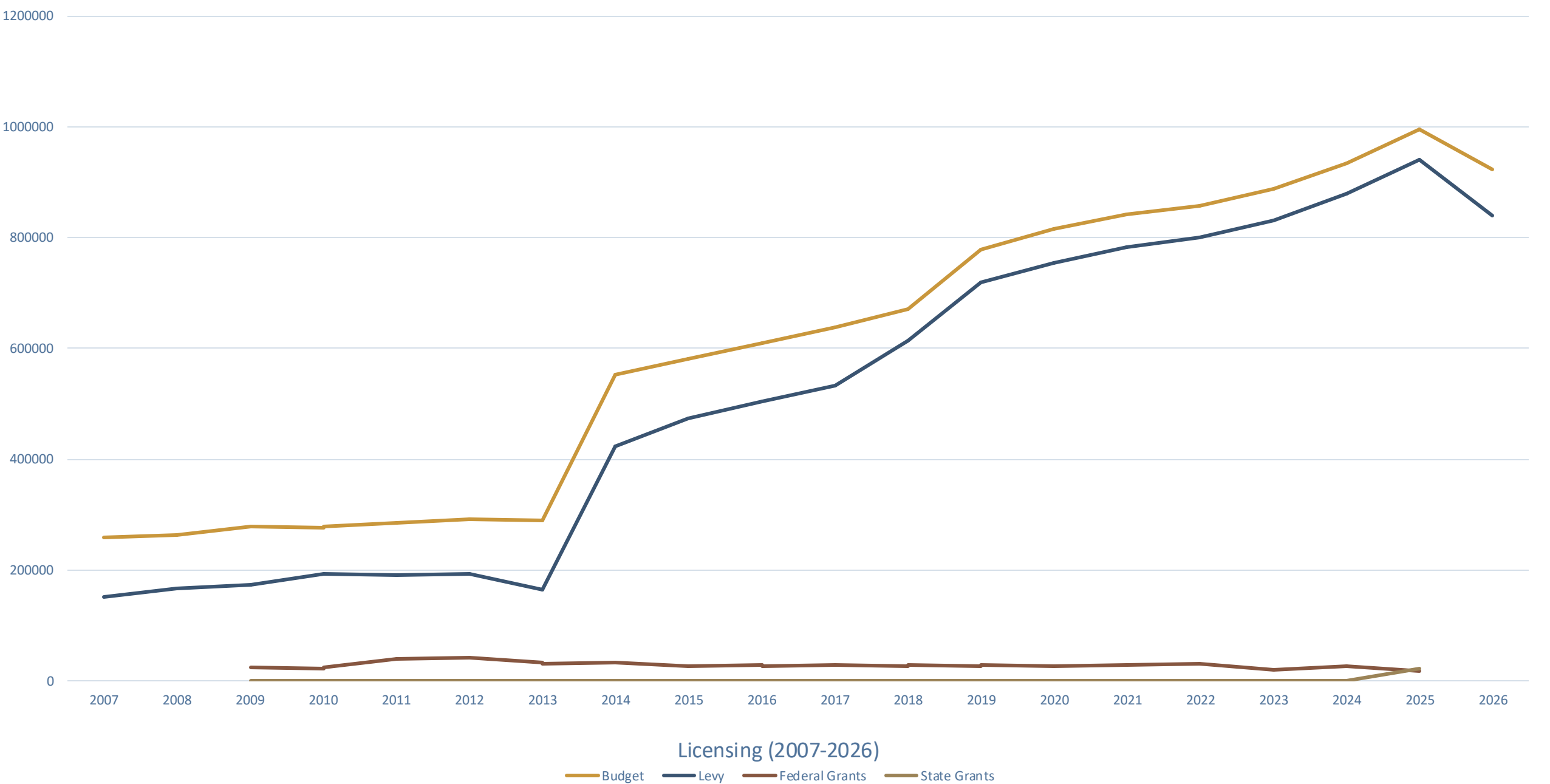
Employment & Training (2007-2026)

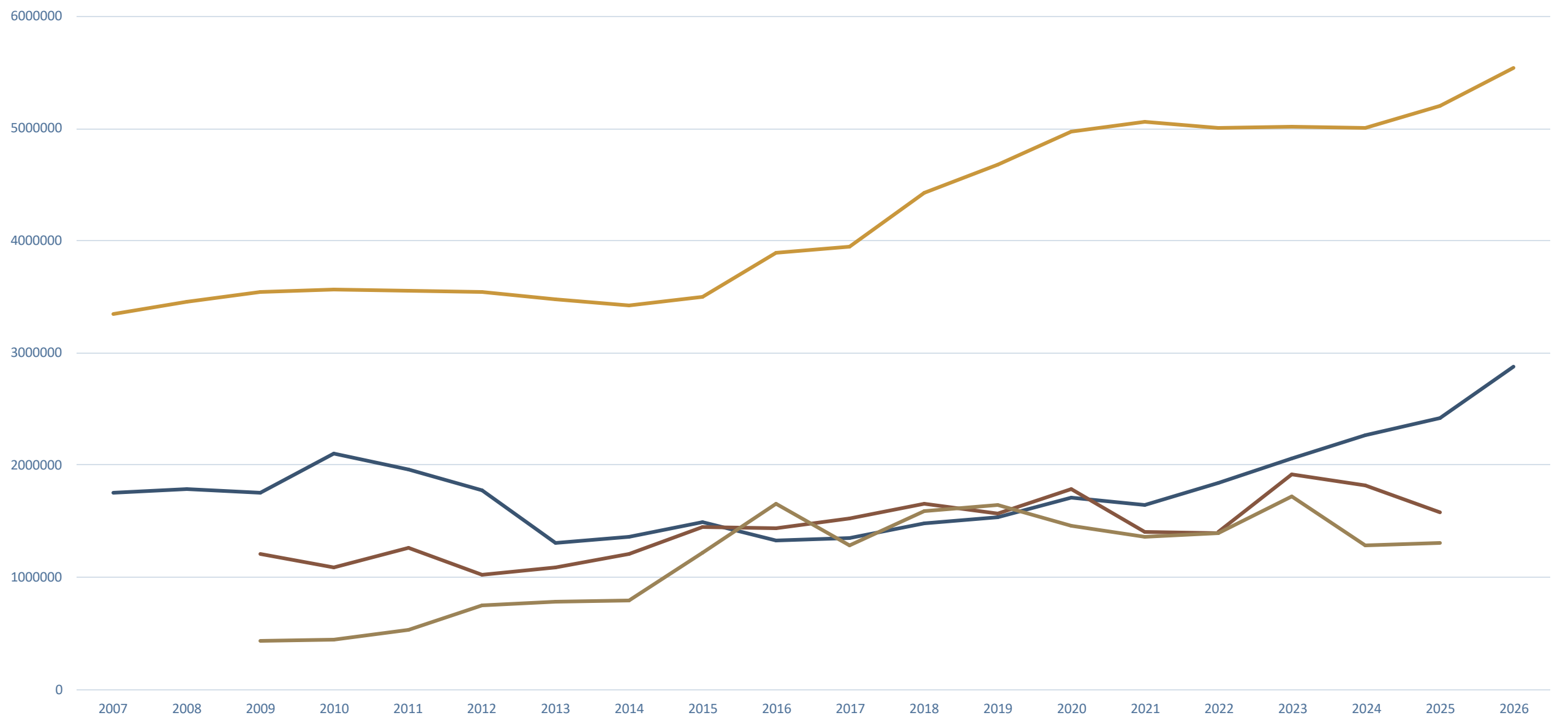
Budget Levy Federal Grants State Grants





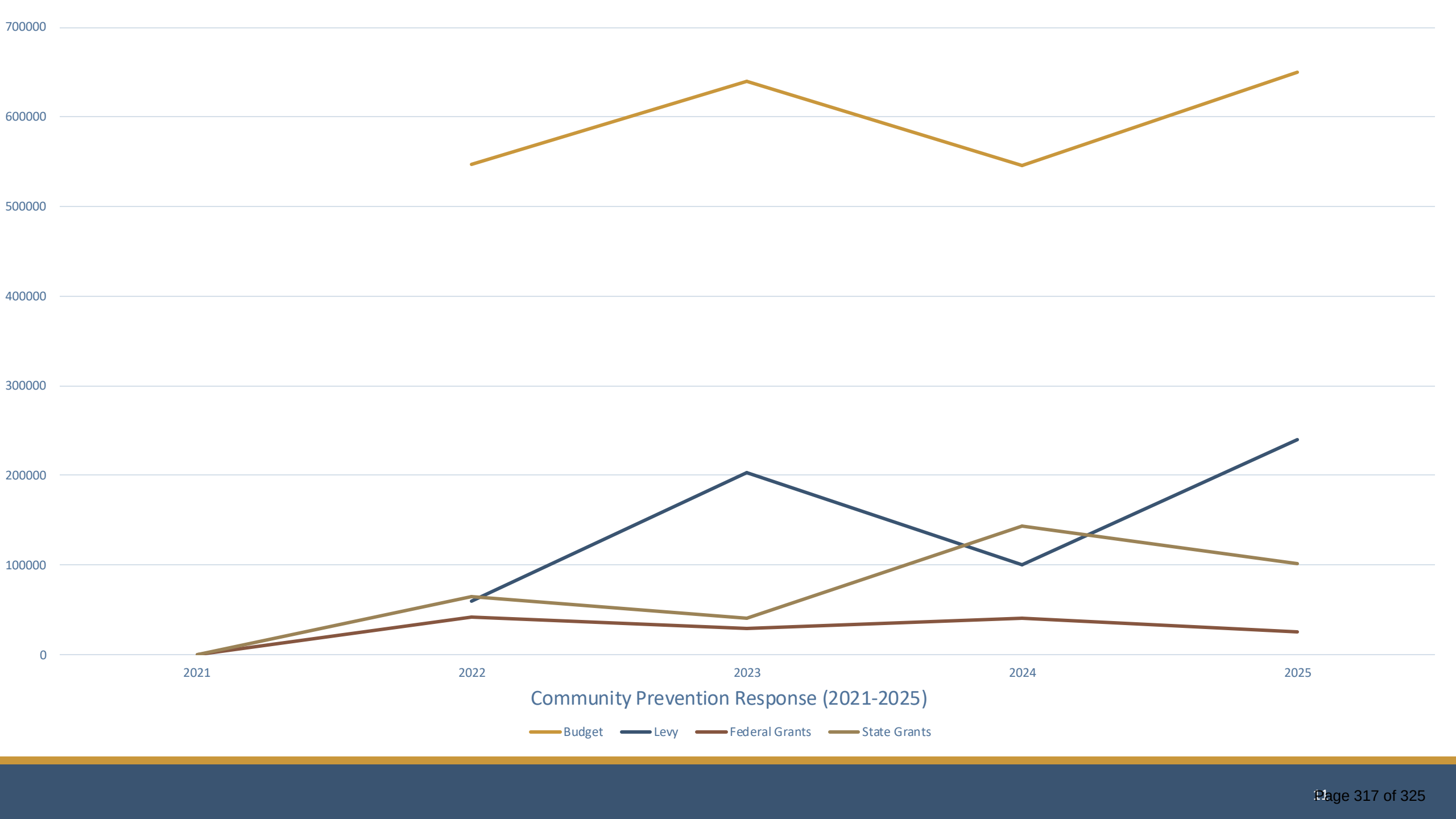






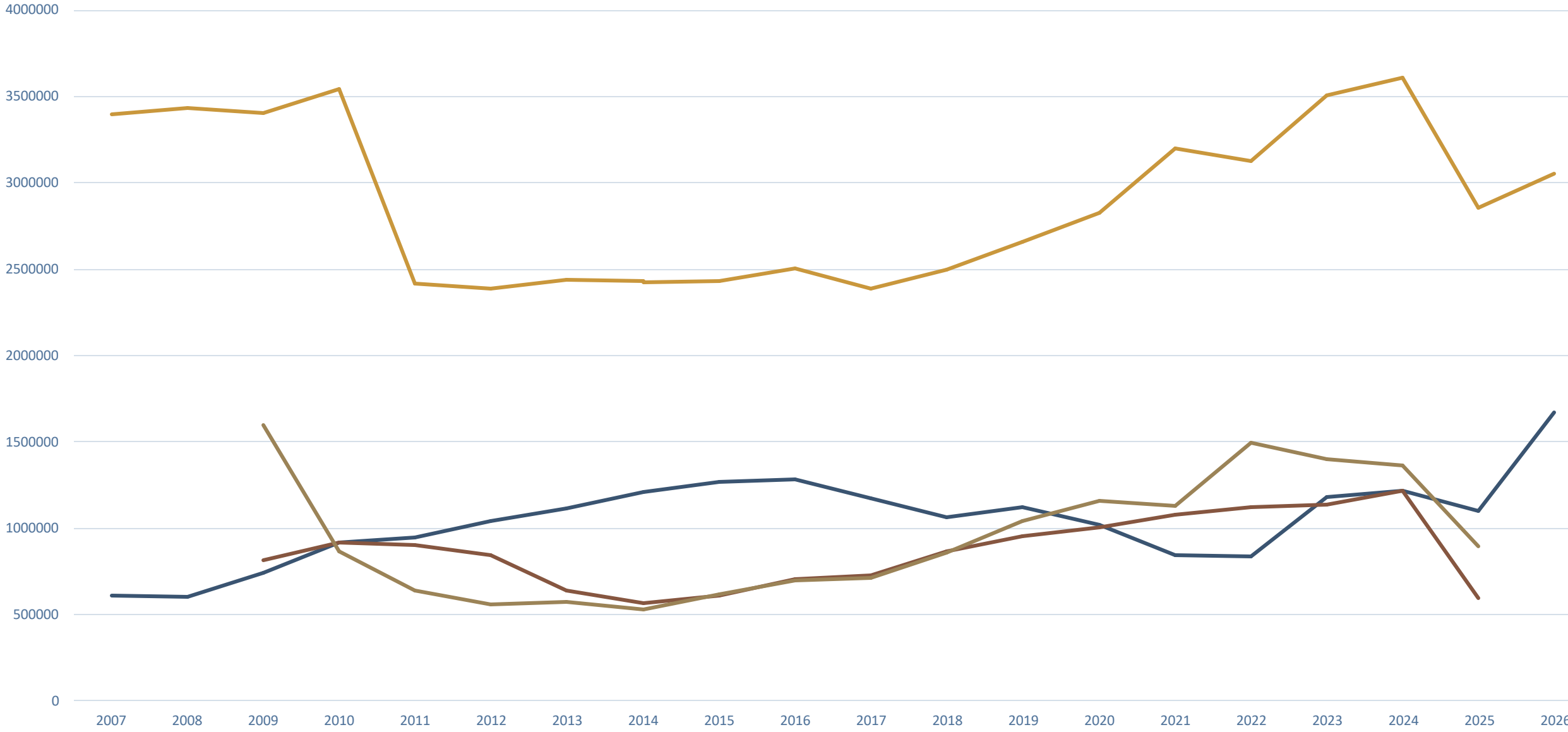
Children's Services (2007-2026)

Budget Levy Federal Grants State Grants



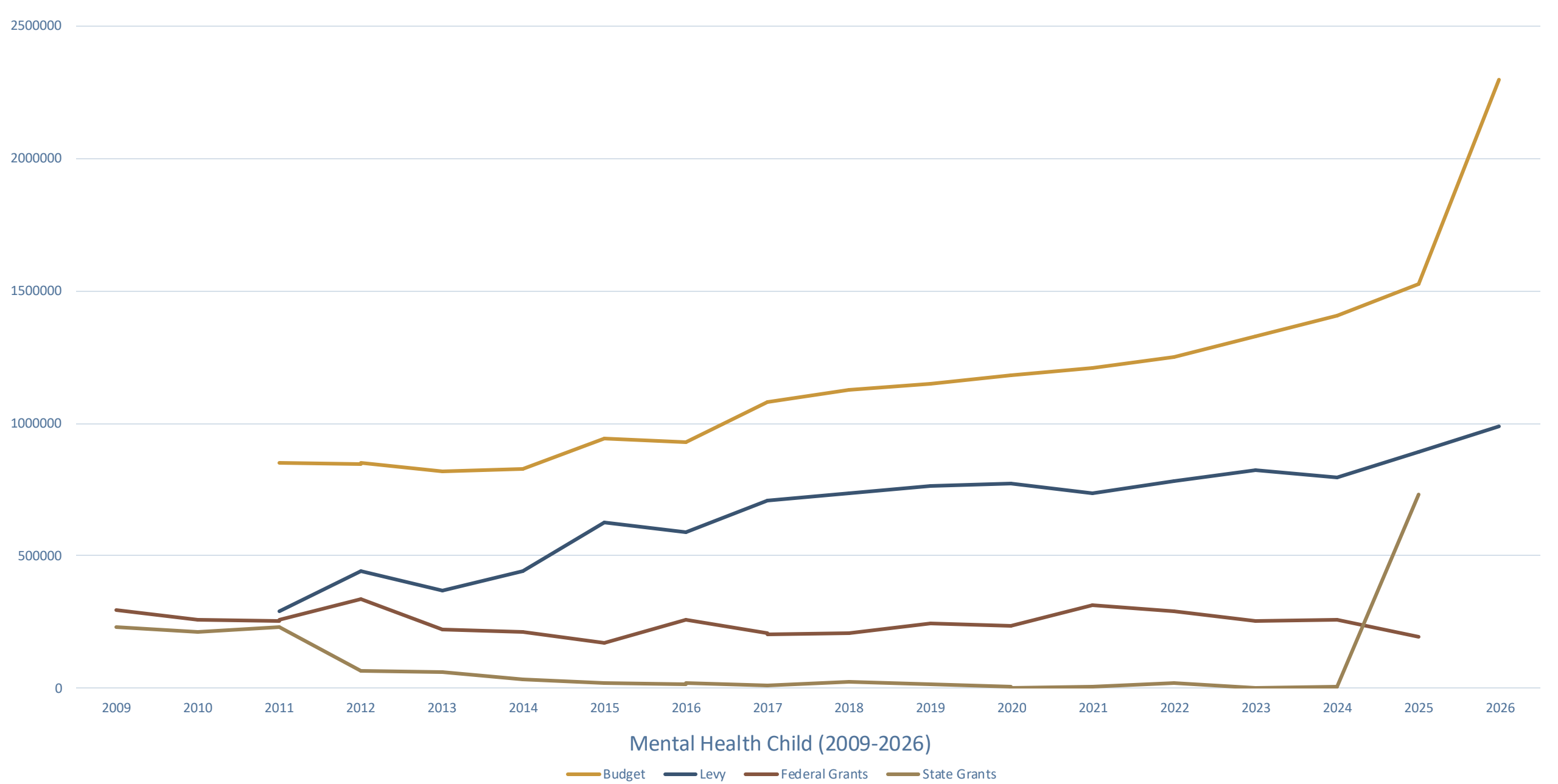
Community Prevention Response (2021-2025)

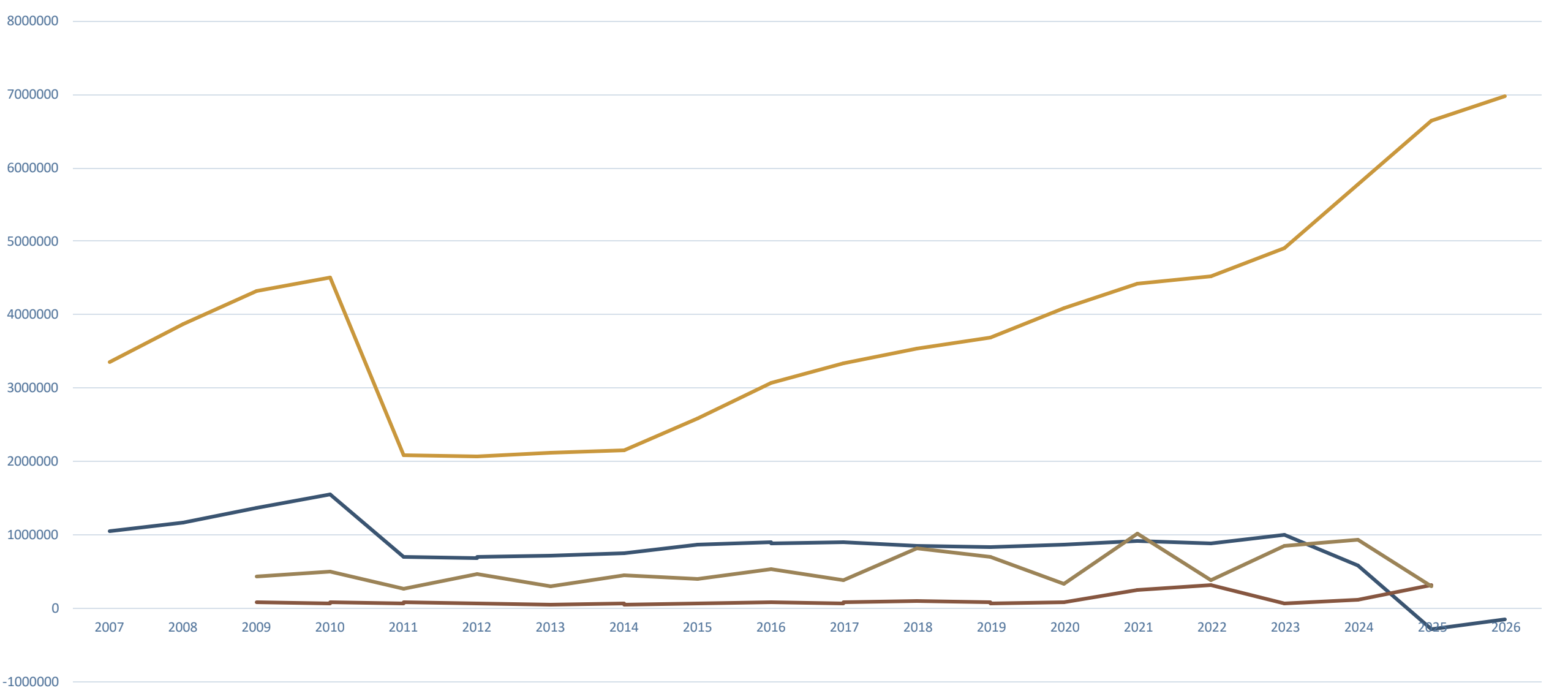
Budget Levy Federal Grants State Grants



Developmental Disabilities (2007-2026)

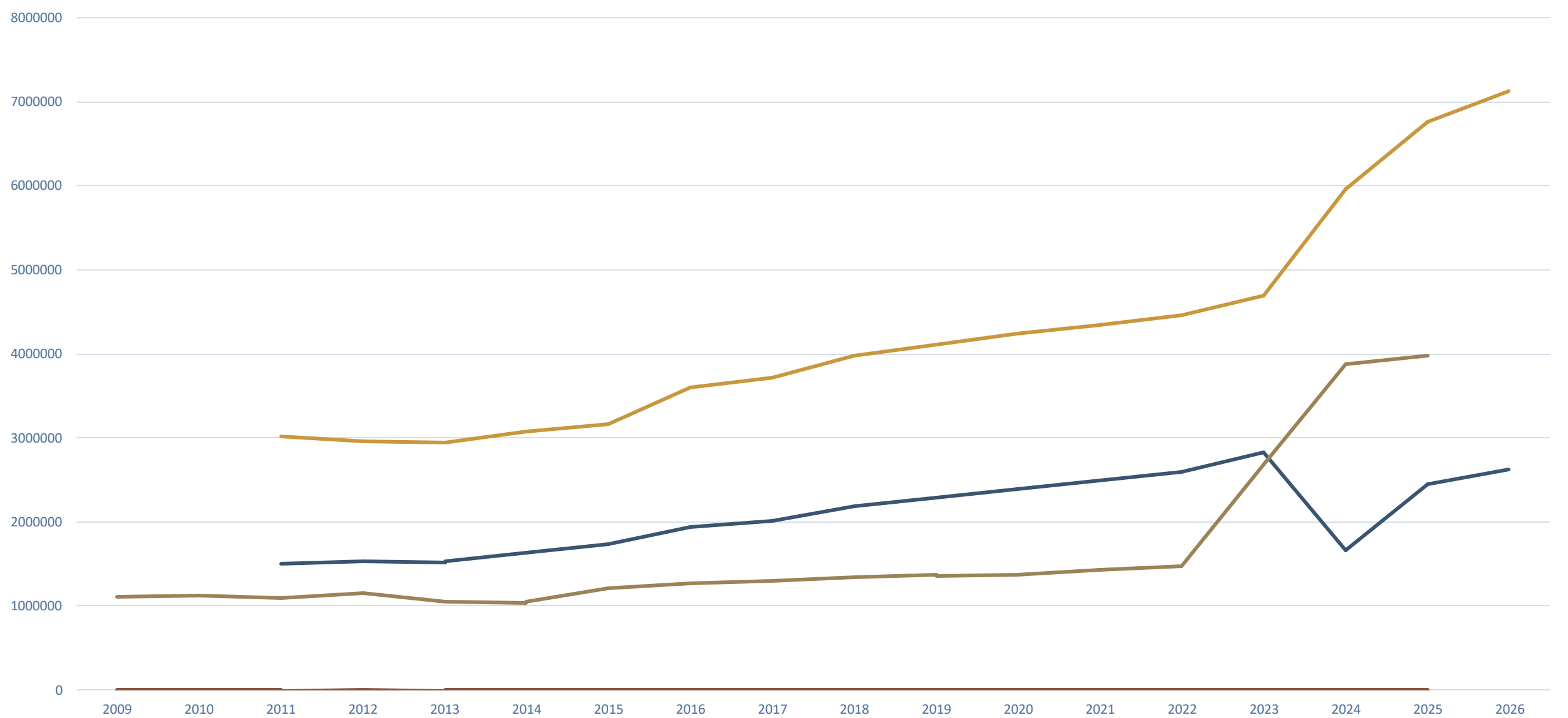
Budget Levy Federal Grants State Grants





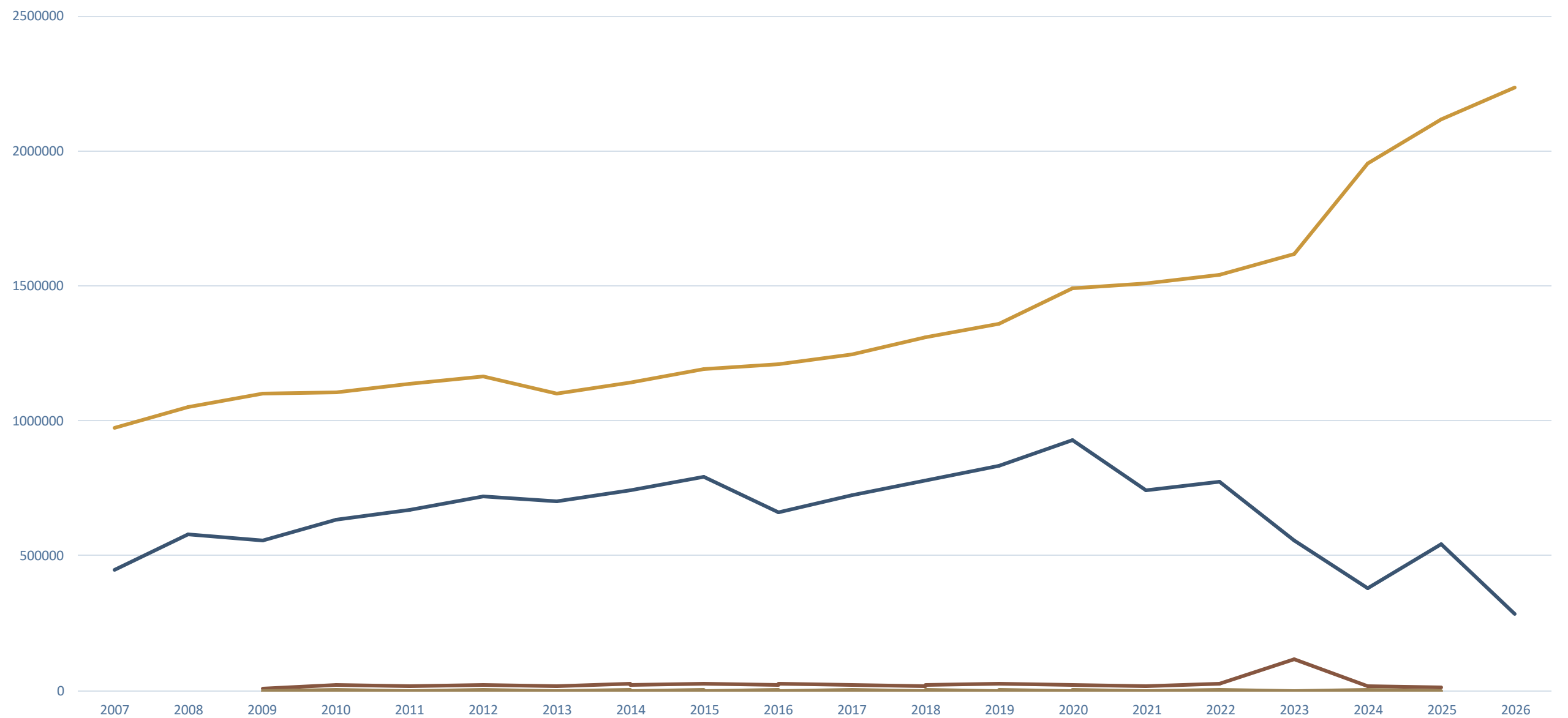
Mental Health Center/Program (2007-2026)

Budget Levy Federal Grants State Grants



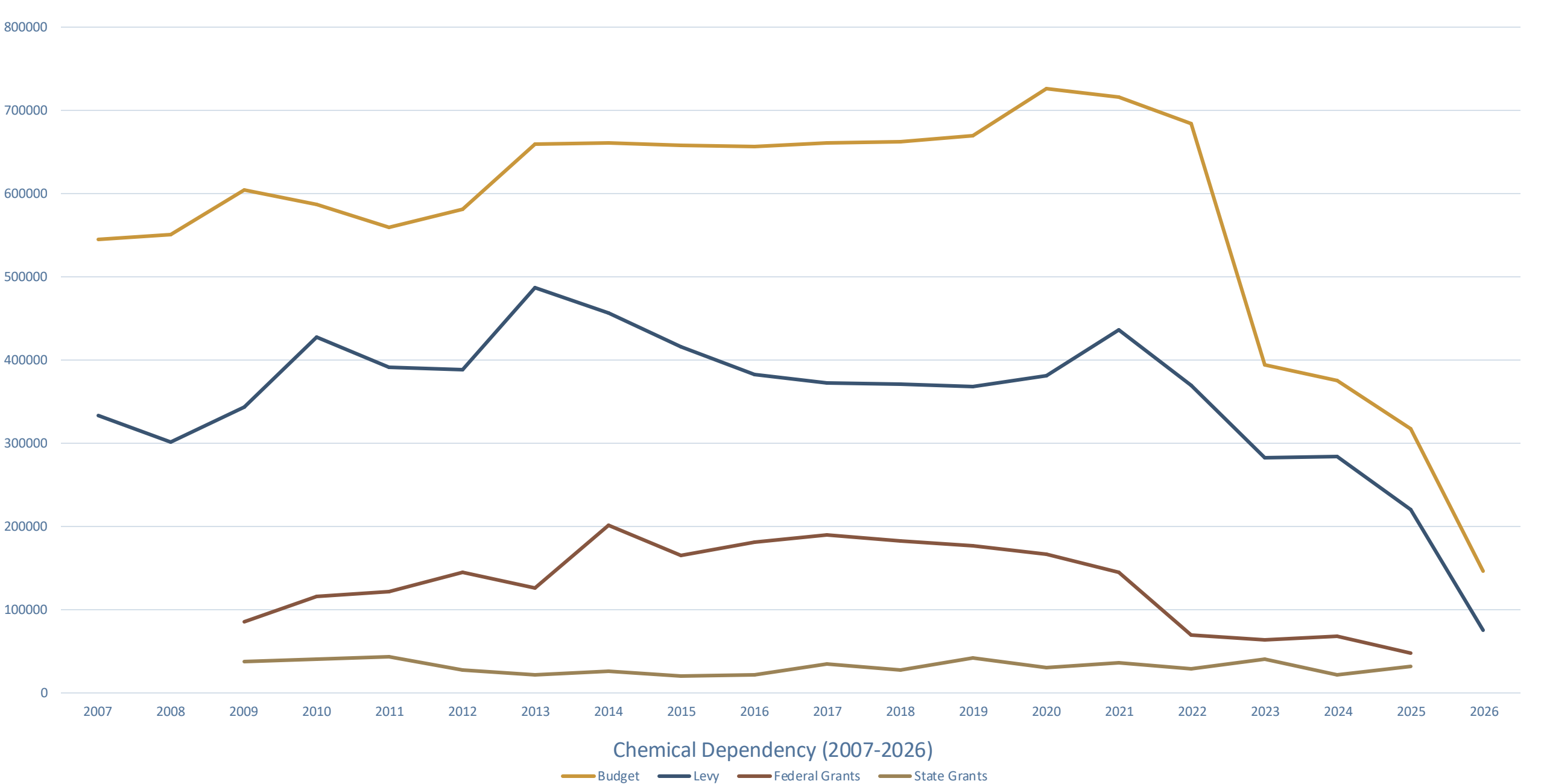
Community Corrections Field (2009-2026)

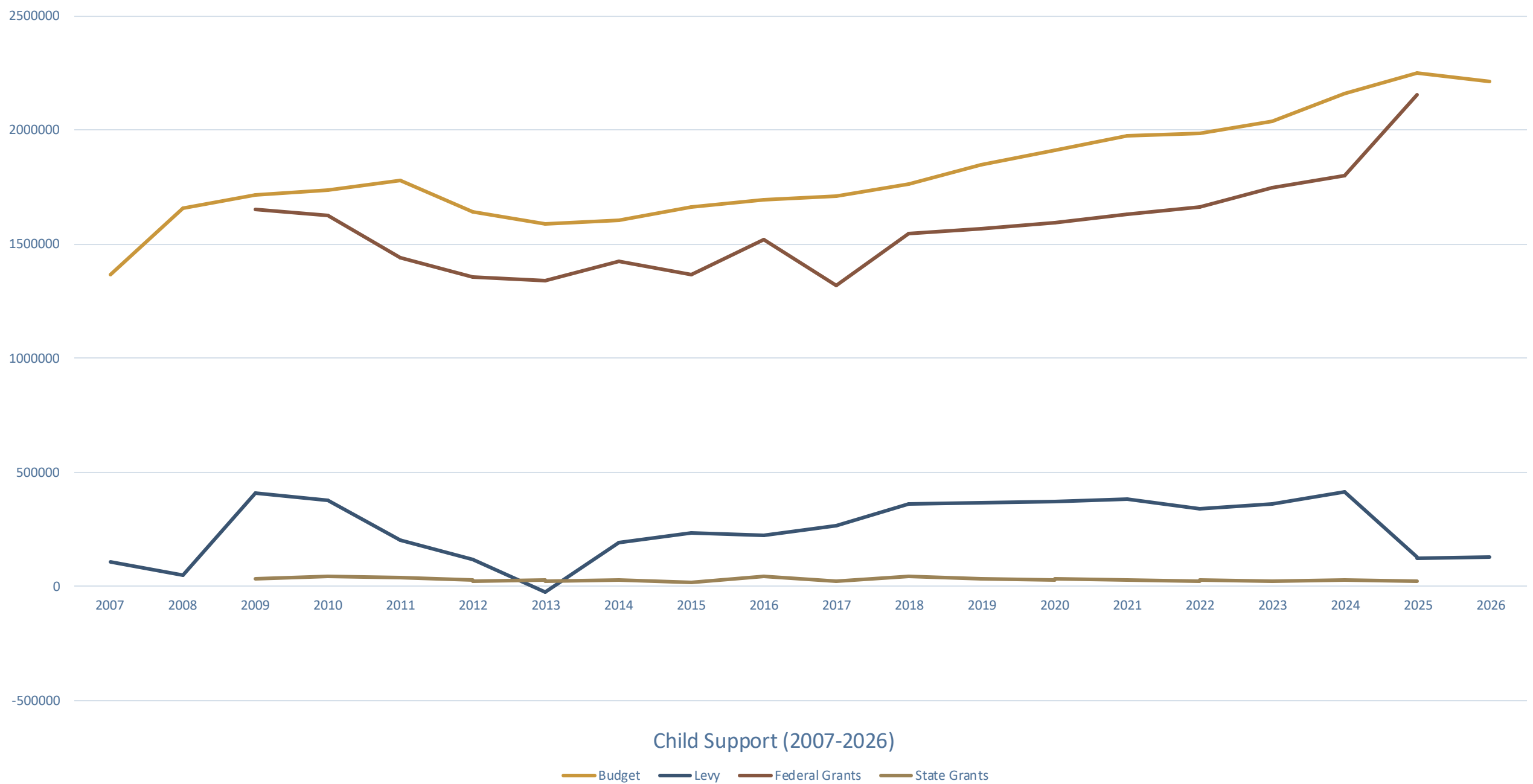
Budget Levy Federal Grants State Grants



Juvenile Alternative Facility (2007-2026)

Budget Levy Federal Grants State Grants







Questions/Discussion
