



Dakota County

Physical Development Committee of the Whole

Minutes

Tuesday, March 10, 2026

9:30 AM

Conference Room 3A, Administration
Center, Hastings

(or following General Government and Policy)

1. Call to Order and Roll Call

Present

- Commissioner Mike Slavik
- Commissioner Joe Atkins
- Commissioner Laurie Halverson
- Commissioner William Droste
- Commissioner Liz Workman
- Chairperson Mary Liz Holberg
- Commissioner Mary Hamann-Roland

Also in attendance were David McKnight, Deputy County Manager; Tom Donely, First Assistant County Attorney; Georg Fischer, Assistant County Manager; Liz Hansen, Administrative Coordinator.

Commissioner Atkins and Commissioner Halverson attended the meeting remotely via interactive technology.

The meeting was called to order at 9:40 a.m. by the Chair, Commissioner Mary Liz Holberg.

The audio recording of this meeting is available upon request.

2. Audience

Commissioner Holberg asked if there was anyone in the audience that wished to address the Physical Development Committee of the Whole on an item not on the agenda or an item on the consent agenda. No one came forward and no comments were submitted to CountyAdmin@co.dakota.mn.us.

3. Approval of Agenda (Additions/Corrections/Deletions)

3.1 Approval of Agenda (Additions/Corrections/Deletions)

Motion: Mary Hamann-Roland

Second: Mike Slavik

On a motion by Commissioner Hamann-Roland, seconded by Commissioner Slavik, the agenda was unanimously approved. The motion carried unanimously.

Ayes: 7

4. Consent Agenda

On a motion by Commissioner Workman, seconded by Commissioner Droste, the consent agenda was unanimously approved as follows:

4.1 Approval Of Minutes Of Meeting Held On February 10, 2026

Motion: Liz Workman

Second: William Droste

Ayes: 7

5. Regular Agenda

5.1 Authorization To Approve Letter From Dakota, Carver And Scott Counties To Minnesota Board Of Water And Soil Resources On New Approach To Restoring Minnesota River

Motion: Liz Workman

Second: Mary Hamann-Roland

Mr. Georg Fischer, Assistant County Manager, presented this agenda item and addressed inquiries. The committee reviewed a letter from Dakota, Scott, and Carver counties to the Minnesota Board of Water and Soil Resources (BWSR), proposing an alternative strategy for restoring the Minnesota River.

The Lower Minnesota River Watershed District, mainly focused on dredging and navigation. The letter advocates for tackling upstream pollution and stresses collaborative management. The district faces financial challenges, with funding disparities and project impacts.

Discussions emphasized the need for fairer funding and more effective economic strategies, while acknowledging the district's role in floodplain management and the need to balance environmental and economic factors. Mr. William Lytle, the Administrator for the Lower Minnesota River Watershed District, also addressed the committee.

The committee discussed alternative governance frameworks for the Minnesota River, and engaging with BWSR and neighboring counties to support implementation. Staff were directed to move forward with the joint letter to BWSR.

WHEREAS, Dakota County has several watershed management organizations and districts responsible for managing surface water in a watershed; and

WHEREAS, under Minn. Stat. §103D.101, the Minnesota Board of Water and Soil Resources (BWSR) coordinates the planning and implementation activities for watershed districts and watershed management organizations; and

WHEREAS, Carver and Scott counties are requesting authorization of its County Board Chairs to co-sign a letter to BWSR on a new approach to restoring the Minnesota River and the role of the Lower Minnesota River Watershed District.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby authorizes the County Board Chair to co-sign a letter in partnership with Carver and Scott counties to the Minnesota Board of Water and Soil Resources to consider a new approach restoring the Minnesota River and the role of the Lower Minnesota River Watershed District.

This item was approved and recommended for action by the Board of Commissioners on 3/24/2026.

Ayes: 7

5.2 Approval Of Schematic Design For Lake Byllesby Regional Park Campground Building And Amendment of Project Budget

Motion: Mike Slavik

Second: Mary Hamann-Roland

Christina Lundgren, Senior Project Manager, discussed the design and budget for a new Byllesby park campground building, including a storm shelter and restrooms. The project, adjacent to existing facilities, includes ADA-compliant restrooms, an adult changing station, and exterior dishwashing facilities. The project aims for completion in the 2027 camping season. Commissioners approved the design and budget amendment, emphasizing fund reallocation and improved amenities to boost park use. Staff noted the schedule: complete construction documents by April, bid in May, start construction mid to late summer, and open for the 2027 season.

WHEREAS, the adopted 2025 Parks Capital Improvement Program includes a project that explores the replacement or renovation of campground buildings; and

WHEREAS, this project has received a grant through the Metropolitan Council's Regional Bonding Modernization Grant program; and

WHEREAS, the 2025 "Campground Buildings and Beach House Replacement Study" recommended new buildings in Lake Byllesby, which include a severe weather component; and

WHEREAS, Bloom Companies prepared schematic-level designs that were cost-estimated in December; and

WHEREAS, design for the construction of a new campground building was estimated at \$2,200,000; this estimate is 20 percent over budget. Scope cuts will be made during design development to bring the estimated costs back within the project budget; and

WHEREAS, staff recommends that the County Board approve schematic design as shown in Attachment: Schematic Design.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby approves the design for the new campground building in

Lake Byllesby Regional Park; and

BE IT FURTHER RESOLVED, That the Dakota County Board of Commissioners hereby amends the 2026 Parks Capital Improvement Program as follows:

Expense	
Campground Buildings and Beach House	<u>\$500,000</u>
Total Expense	<u>\$500,000</u>
Revenue	
Parks Lakes and Trails Legacy Fund	<u>\$500,000</u>
Total Revenue	<u>\$500,000</u>

This item was approved and recommended for action by the Board of Commissioners on 3/24/2026.

Ayes: 7

5.3 Approval Of Schematic Design For West Lake Byllesby Regional Park Master Plan Improvements

Motion: Mike Slavik

Second: Mary Hamann-Roland

Trish Bremer, Senior Project Manager, presented the schematic design for the Lake Byllesby Regional Park Master Plan improvements, funded by a \$1.2 million grant from the Environment and Natural Resources Trust Fund. The project covers three sites: Byllesby Bluff, 56 Turnaround, and 83 Overlook. Public input raised concerns about the parking lot at the 83 Overlook site’s proximity to residences.

The \$1.5 million budget targets two of the three sites, with Byllesby Bluff facing access issues due to the railroad. Commissioners discussed amending the motion for practical planning and community input. Staff will finalize the revised resolution and schematic design, including relocating the County Road 83 parking lot west, pending approval. Negotiations with the railroad on access at the Byllesby Bluffs site will continue, with a decision on public access expected by spring or summer.

Remaining work on the 56 Turnaround and 83 Overlook sites includes preparing bids for summer and scheduling construction from fall 2023 to spring 2027. Invasive species removal, native planting, and erosion control near the 83 Overlook site will be coordinated.

The committee discussed adjusting the final resolving clause in the resolution to change the placement of the proposed parking lot from the east side of county road 83 to the west side of the road.

Based on this change the resolution language is amended as follows:

WHEREAS, the 2018 Lake Byllesby Regional Park Master Plan identified

project sites to be developed on the west side of the park; and

WHEREAS, the adopted 2025---2029 Parks Capital Improvement Program includes a project to develop three sites on the west side of Lake Byllesby Regional Park to formalize access and create basic trailhead amenities; and

WHEREAS, staff selected Aune Fernandez Landscape Architects (AFLA) through a Request for Proposals process to provide the design services for this project; and

WHEREAS, an internal Core Planning Group worked with AFLA to develop and refine the project schematic design; and

WHEREAS, access to the Byllesby Bluff site is still pending a decision from Union Pacific Railroad; and

WHEREAS, schematic design level construction cost estimates were prepared to confirm costs aligned with the available funding; and

WHEREAS, cost estimates for the proposed work at the 56 Turnaround site and the 83 Overlook site is within the available project budget, and can proceed according to the original project schedule; and

WHEREAS, staff recommend the work at the Byllesby Bluff site proceed on a different schedule, pending the outcome of the access decision from Union Pacific Railroad; and

WHEREAS, staff recommends that the County Board approve schematic design as presented and shown in Attachment: Schematic Design.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby approves the schematic design for the West Lake Byllesby Regional Park Master Plan Improvements project, subject to the placement of the proposed parking lot for the 83 Overlook site be constructed on the west side of County Road 83.

This item was approved as amended and recommended for action by the Board of Commissioners on 3/24/2026.

Ayes: 7

5.4 Information On Top Ten Ranked Safety Critical County Intersections And Corresponding Mitigations - 2023-2025 Review

Tyler Krage, Traffic Engineer, presented the annual safety review of Dakota County intersections, discussing key metrics such as the crash rate index and the severity crash rate over three years. The top 10 intersections were reviewed, with improvements at CSAH 50/60, Diamond Path, and December Trail highlighted. Mitigation efforts-striping and signal adjustments-reduced crashes on CSAH 50/60 by 40%. The diverging diamond interchange at County Road 5

and 35 was also discussed as an ongoing project. Emphasis was placed on proactive measures and predictive analytics to enhance future safety. Staff will continue to collect additional information on all intersections on County Roads. update the Committee on the intersections with the highest crash rate indexes and mitigation actions annually, and evaluate improvements for Diamond Path and December Trail before reporting feasible options.

Information only; no action requested.

5.5 Update On Dakota County Comprehensive Plan And Provide Direction On Approach

Kurt Chatfield, Planning Manager, presented on Dakota County's comprehensive plan to align with the Metro Council's 2050 plan by 2027. Key topics included climate change, transportation, public engagement, Artificial intelligence's impact on jobs, autonomous vehicles, and data centers. Key points stressed working with city planning, reducing costs, and leveraging public and internal expertise. The last plan was revised in 2021.

Staff were instructed to attend city and township meetings whenever possible, set up county display boards where possible, and support cooperative public outreach efforts. They should also meet with city leaders to coordinate updates to plans between the county and cities. Additionally, hiring a consultant to assist with public engagement is recommended to ensure the scope aligns with current development practices. The Dakota County Planning Commission will continue to serve as an advisory group.

Commissioners will be involved in identifying issues at district and local levels.

Information only; no action requested.

6. Physical Development Assistant County Manager's Report

Georg Fischer, Assistant County Manager, provided a written report to the committee. He also provided a verbal update on the Byllesby Dam. Georg explained that a sensor issue requiring retrofitting has delayed the commissioning, pushing the timeline back to April. The commissioning schedule has been adjusted by two weeks.

7. Future Agenda Items

Chair, Commissioner Mary Liz Holberg, asked the Committee if anyone had a topic they would like to hear more about at an upcoming Physical Development Committee of the Whole. No Commissioners requested topics for future meetings at this time.

8. Adjournment

8.1 Adjournment

Motion: Mary Hamann-Roland

Second: Mike Slavik

On a motion by Commissioner Mary Hamann-Roland, seconded by
Commissioner Mike Slavik, the meeting was adjourned at 10:57 a.m.

Ayes: 7

Respectfully submitted,
Liz Hansen
Administrative Coordinator