



Dakota County

Physical Development Committee of the Whole

Minutes

Thursday, November 6, 2025

9:00 AM

**Conference Room 3A, Administration
Center, Hastings**

1. Call to Order and Roll Call

The meeting was called to order at 9:00 a.m. by Commissioner Holberg.

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 Heidi Welsch, County Manager; Tom Donely, First Assistant County Attorney; Georg Fischer, Physical Development Division Director; Liz Hansen, Administrative Coordinator.

Commissioner Atkins attended the meeting remotely via interactive technology.

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: William Droste

Ayes: 7

4. Consent Agenda

4.1 Approval Of Minutes Of Meeting Held On October 14, 2025

Motion: Laurie Halverson

Second: Mary Hamann-Roland

Ayes: 7

5. Regular Agenda

5.1 Update On PowerOn Midwest Transmission Line Project

Randy Fordice, Manager, Transmission Communications and Public Affairs, and Erick Simonson, Community Relations Manager from Xcel Energy, discussed the "Power on Midwest" electric transmission proposal, which aims to build high-voltage lines connecting South Dakota and Wisconsin.

Key points include:

- Improved Electric Reliability: Enhancing grid stability.
- Economic Advantages: Job creation and regional growth.
- Future Growth: Supporting increased energy demand.

The plan features a 765 kV backbone line and additional 345 kV lines, with an expected return of \$1.60 to \$3.10 for each dollar invested. The project will impact the Hampton Substation in Dakota County. The regulatory process will include filing a certificate of need and hosting public hearings, along with open houses and virtual sessions for planned community engagement. Two open houses are scheduled in Goodhue County, in Zumbrota on November 13, and in Cannon Falls on November 14.

Information only; no action requested.

5.2 Authorization To Award Bid And Execute Contract With Ebert Inc. To Provide General Contractor Services For Recycling Zone Plus Project

Motion: Mary Hamann-Roland

Second: Mike Slavik

Georg Fischer, Physical Development Director, and Jay Biedny, Capital Project Manager, discussed the Recycling Zone Plus construction bid results. The project received eight bids, six of which were below the engineer's estimate, with the lowest bid at \$12.736M. The bid was \$12.93M with additional photovoltaic capacity.

Staff recommended, and the Commissioners approved the inclusion of all the alternates to the bid. This includes a precast garage (\$580K) that meets the City of Lakeville's building requirements, and an additional 67kW of photovoltaic capacity (\$194K) to maximize the roof space and production. The additional photovoltaics have an estimated return-on-investment period of 17 years, well below the expected 24-year life expectancy of the product.

Scott County will contribute to both capital and operational costs. The project is \$2.88M less than the 2023 budget, resulting in Dakota County's share being reduced to \$9.7M.

The commissioners expressed their support for the project, highlighting the importance of the partnership with Scott County and the need for efficient infrastructure. Leslie Vermillion, County Manager for Scott County, also spoke in favor of the project.

WHEREAS, the Facilities Capital Improvement Program (CIP) Adopted Budget authorized the Recycling Zone Plus project; and

WHEREAS, the Recycling Zone Plus facility will be a 19,765-square-foot facility providing space for the sorting of reuse products from household hazardous waste, sorting by hazard categories, packing, bulking, weighing, and safe storage of hazardous waste. After check-in, patrons will have the option to drop off scrap metal, paper/cardboard, and tires themselves and then either exit the site or proceed to a covered drop-off area where staff will receive materials, including batteries, oil, paints, fluorescent lamps, and other household chemicals and products; and

WHEREAS, Dakota County's and Scott County's existing household hazardous waste and recycling centers are insufficient to meet current and future needs. The two facilities properly manage almost seven million pounds of material per year from over 80,000 participants. Dakota County's facility already handles four times the capacity it was designed to accommodate, and Scott County's program growth is projected to be 325 percent by 2030; and

WHEREAS, a presentation of the schematic design work was shared for approval at the November 21, 2023, Physical Development Committee of the Whole Meeting; and

WHEREAS, bid documents and specifications were prepared by LHB and advertised on September 25, 2025; and

WHEREAS, bid documents were prepared by LHB, which included strategic alternates to provide options to the County Board for consideration; and

WHEREAS, eight competitive bids were received on October 16, 2025; and

WHEREAS, Ebert Inc. dba Ebert Companies, with a business address of 23350 Co Rd 10, Loretto, MN 55357, has submitted a bid of \$12,930,000 for the base bid, including Alternates No. 1, 3, 4a, 4b, and 4c; and

WHEREAS, staff and LHB reviewed the qualifications of the bidder and recommend award to Ebert Inc. as the lowest responsive and responsible bidder, in an amount not to exceed \$12,156,000, including Alternates No. 3, 4a, and 4b for the Recycling Zone Plus project; and

WHEREAS, funding for the project is within the approved CIP Adopted Budget total of \$24,000,000.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby authorizes the Facilities Management Director to execute a contract with Ebert Inc., 23350 Co Rd 10, Loretto, MN 55357, in an amount not to exceed \$12,156,000, for the Recycling Zone Plus project, subject to approval by the County Attorney's office as to form; and

BE IT FURTHER RESOLVED, That the Dakota County of Commissioners hereby award the bid and authorizes the Facilities Director to execute a contract with Ebert Corp for \$580,000, to construct a garage at the Recycling Zone Plus Facility (Alternate No. 4c); and

BE IT FURTHER RESOLVED, That the Dakota County of Commissioners hereby award the bid and authorizes the Facilities Director to execute a contract with Ebert Corp for \$194,000, to install additional photovoltaic capacity at the Recycling Zone Plus Facility (Alternate No. 1).

This item was approved and recommended for action by the Board of Commissioners on 11/18/2025.

Ayes: 7

5.3 Approval Of Schematic Design For Mississippi River Landing Use Area And Access In Spring Lake Park Reserve

Motion: Mike Slavik

Second: Laurie Halverson

Jay Biedny, Capital Project Manager, and Yao Xiao, Senior Project Manager, presented the schematic design for the Mississippi River Landing Use Area and Access project, emphasizing its cultural and environmental value. The project will feature trails, parking, a potential pavilion, and kayak storage, with a total budget of \$4.6 million-\$3 million for construction and \$1.6 million for soft costs. Funding includes \$1.2 million from state appropriations and various grants. Concerns were raised about eliminating access for local waterfowl hunters who have historically used the space and maintenance of the space due to flooding. Completion is expected by July 2027, with construction starting in late summer 2026.

WHEREAS, by Resolution No. 21-313 (June 22, 2021), the Dakota County Board of Commissioners adopted the Spring Lake Park Reserve (SLPR) Masterplan, which outlines the development of the Mississippi River Landing Use Area and Access (MRLUA&A) project; and

WHEREAS, by Resolution No. 23-309 (July 18, 2023), the 2024 Parks Capital Improvement Program (CIP) Adopted Budget includes a project to design and construct the MRLUA&A project; and

WHEREAS, by Resolution No. 25-337 (July 8, 2025), SRF Consulting Group is selected to provide professional design for the project; and

WHEREAS, staff reviewed the initial concept with tribal partners virtually on September 2, 2025; and

WHEREAS, a public open house was held in person on September 30, 2025, and project materials were made available online for public comments; and

WHEREAS, schematic design was developed, incorporating the result of wetland delineation and archaeological shovel testing; and

WHEREAS, staff recommends that the County Board approve the schematic design for the MRLUA&A as presented by County staff on July 22, 2025.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby approves the schematic design for the Mississippi River Landing Use Area and Access project as presented at the Physical Development Committee of the Whole on November 6, 2025.

This item was approved and recommended for action by the Board of Commissioners on 11/18/2025.

Ayes: 7

5.4 Update On 2025 Greenway Capital Improvement Construction Projects

Tony Wotzka, the Greenways Manager, provided an update on the construction projects for the greenway system completed and/or scheduled for 2025. He highlighted significant enhancements to parks and greenways. The system currently spans over 5,500 acres and includes 57 miles of greenways, which will expand to 60 miles later this year.

Key projects include the North Creek Greenway, Minnesota River Greenway, River to River Greenway, Vermillion River Greenway, Veterans Memorial Greenway, and Lebanon Hills Greenway. These projects feature the addition of new bridges, tunnels, and safety enhancements, specifically two tunnels, six bridges, and three safety measures. Although the River to River Greenway experienced delays due to flooding, it is making progress toward completion. Meanwhile, the North Creek Greenway has secured \$600,000 for upgrades.

Typical annual maintenance (staff and materials) for each mile of greenway is estimated at about \$4,000.

Information only; no action requested.

6. Physical Development Director's Report

Georg Fischer, Physical Development Director, provided the committee with a written update.

Additionally, the following topics were discussed:

- Staff's continued monitoring of the government shutdown's impact on transportation

funding.

- Facilities Management working with the Open-Door Food Pantry to potentially distribute food from the Northern Servicer Center.
- Annual pumpkin recycling program extension in partnership with cities.
- Project 35/50 is Lakeville's top bonding priority, with positive discussions on effective communication during a house visit.

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: William Droste

Second: Liz Workman

On a motion by Commissioner William Droste, seconded by Commissioner Liz Workman, the meeting was adjourned at 10:42 a.m.

Ayes: 6

Commissioner Slavik, Commissioner Atkins, Commissioner Droste, Commissioner Workman, Chairperson Holberg, and Commissioner Hamann-Roland

Excused: 1

Commissioner Halverson

Respectfully submitted,
Liz Hansen
Administrative Coordinator