



Dakota County

Physical Development Committee of the Whole Agenda

Thursday, November 6, 2025

9:00 AM

Conference Room 3A, Administration
Center, Hastings

If you wish to speak to an agenda item or an item not on the agenda, please notify the Clerk to the Board via email at CountyAdmin@co.dakota.mn.us
Commissioners may participate in the meeting by interactive technology.

1. Call to Order and Roll Call

Note: Any action taken by this Committee of the Whole constitutes a recommendation to the County Board.

2. Audience

Anyone in the audience wishing to address the Committee on an item not on the Agenda or an item on the Consent Agenda may send comments to CountyAdmin@co.dakota.mn.us and instructions will be given to participate during the meeting. Verbal comments are limited to five minutes.

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

3.1 Approval of Agenda (Additions/Corrections/Deletions)

4. Consent Agenda

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

5. Regular Agenda

5.1 *Physical Development Administration* - Update On PowerOn Midwest Transmission Line Project

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

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

5.4 *Parks* - Update On 2025 Greenway Capital Improvement Construction Projects

6. Physical Development Director's Report
7. Future Agenda Items
8. Adjournment
 - 8.1 Adjournment

For more information please call 952-891-7000.

Physical Development agendas are available online at
<https://www.co.dakota.mn.us/Government/BoardMeetings/Pages/default.aspx>
Public Comment can be sent to CountyAdmin@co.dakota.mn.us



Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-5024

Agenda #: 3.1

Meeting Date: 11/6/2025

Approval of Agenda (Additions/Corrections/Deletions)



Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-5025

Agenda #: 4.1

Meeting Date: 11/6/2025

Approval Of Minutes Of Meeting Held On October 14, 2025



Dakota County

Physical Development Committee of the Whole

Minutes

Tuesday, October 14, 2025

9:00 AM

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

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

Commissioner Atkins was present via Teams.

Commissioner Halverson joined the meeting at 9:06 a.m.

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: 6

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

Excused: 1

Commissioner Halverson

4. Consent Agenda

4.1 Approval Of Minutes Of Meeting Held On September 16, 2025

Motion: Mike Slavik

Second: Mary Hamann-Roland

Ayes: 6

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

Excused: 1

Commissioner Halverson

5. Regular Agenda

5.1 Adoption Of Mississippi River Greenway Natural Resource Management Plan

Motion: Mike Slavik

Second: Laurie Halverson

Tom Lewanski, Parks Natural Resources Manager, presented this item and answered questions related to it. The discussion centered on the natural resource management plan for the Mississippi River Greenway and its funding strategies. One commissioner emphasized the importance of starting with existing funds before pursuing state and federal grants, as well as private contributions. They inquired about the possibility of obtaining simultaneous funding from multiple sources. Staff confirmed that the plan includes utilizing current state and federal grants, with projects being overseen by staff. Additional funding will be sought once the initial funds are depleted.

Staff were directed to make full use of the current state and federal grant funds allocated for existing projects and seek additional funding opportunities for the next phases of these projects.

WHEREAS, by Resolution No. 17-274 (May 23, 2019), the County Board adopted the Dakota County Natural Resources Management System Plan, which demonstrates a need to develop Natural Resource Management Plans (NRMP) for all County Parks, Greenways, and Conservation Easements; and

WHEREAS, by Resolution No. 20-568 (November 17, 2020), the County Board adopted the Land Conservation Plan, which aims to improve County coordination and collaboration with other agencies and organizations regarding land protection and long-term natural resource management; and

WHEREAS, by Resolution No. 99-526 (September 21, 1999), the County Board adopted the Mississippi River Greenway master plan, which established a 28-mile preferred alignment from St. Paul to downtown Hastings; and

WHEREAS, a consultant was hired to develop the first NRMP for the Mississippi River Greenway; and

WHEREAS, there are plans to potentially extend the greenway southeast along County Road 54 to the Goodhue County border, which would add approximately 9.5 miles of trail; and

WHEREAS, the public lands along the greenway are owned by Dakota County, the Cities of South St. Paul, Inver Grove Heights, and Hastings; and

WHEREAS, a stakeholder meeting was held on October 16, 2024, to solicit input on the NRMP. Participants included staff from the cities of South St. Paul, Inver Grove Heights, and Hastings, as well as staff from Mississippi Park Connection and the National Park Service; and

WHEREAS, the NRMP addresses the natural resource inventory, future vegetative cover goals, and recommended projects developed in cooperation with landowner partners; and

WHEREAS, Ecologists conducted field work and identified 22 natural area nodes; and

WHEREAS, these nodes were selected because they contain existing natural areas or parks where opportunities exist to increase habitat; and

WHEREAS, trail corridors between these nodes were also surveyed; and

WHEREAS, an estimate of \$2,389,000 in projects were identified; and

WHEREAS, \$589,000 has been secured, to date, from an Environment and Natural Resource Trust Fund Grant and a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant to begin implementing the recommendations in the plan; and

WHEREAS, external grant funding will be used to fund additional restoration projects, and grant match and cost share fiscal impacts will be established and individually brought to the County Board for review in the form of future joint powers agreements between partners prior to project implementation; and

WHEREAS, the draft NRMP was presented to the Dakota County Planning Commission on June 26, 2025, at which time it voted to recommend to the Dakota County Board of Commissioners to release the draft plan for public review; and

WHEREAS, by Resolution No. 25-360 (July 29, 2025), the County Board authorized the Mississippi River Greenway NRMP be released for a 30-day community review period, which occurred from July 29 through August 29, 2025; and

WHEREAS, no comments were received from the public during the comment

period; and

WHEREAS, during this time, County staff gave presentations about the NRMP to the Park and Recreation Advisory Commission of Inver Grove Heights (August 13) and to the Rosemount Parks and Natural Resources Commission (August 18).

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby adopts the Mississippi River Greenway Natural Resource Management Plan.

This item was approved and recommended for action by the Board of Commissioners on 10/21/2025.

Ayes: 7

5.2 Approval Of Unified Schematic Design And Authorization To Amend Professional Services Contract With ALLiANCE For Empire Maintenance Facility Redevelopment Project

Motion: Laurie Halverson

Second: Mary Hamann-Roland

Jerome Biedny, from Capital Projects Management, and Michael Wiese, Senior Project Manager at CPM, presented on the topic and addressed questions.

Staff and commissioners discussed the schematic design and schedule for phase one of the Empire Maintenance Facility project, which includes a \$20.6 million heated storage facility and a \$1 million amendment for Alliance Architects. This phase would allow the closure of the existing Hastings Transportation Shop and fuel island. Additional discussion centered around the recommended sequencing of the phases (phase 2 includes cold storage sufficient to close the current Farmington Transportation Shop). One commissioner questioned the necessity of the heated storage facility amid the urgency to close the Hastings campus. Staff stressed that the heated storage in phase one is essential to meet future needs and control costs.

Commissioners encouraged staff to look for ways to expedite the closure of the Hasting's Transportation Shop and to provide the board with a future update on the status and plans for the Hampton property that was originally purchased to serve as a transportation shop.

WHEREAS, Improvements were completed at the Empire Maintenance Facility in 2020, including only part of the proposed South Building due to budget constraints; and

WHEREAS, with unmet needs identified, an addition to the South Building was included in the 2024-2028 Facilities Capital Improvement Program Adopted Budget and partially funded in 2024; and

WHEREAS, a previously proposed project to develop a new maintenance facility

in Hampton was not approved to proceed; and

WHEREAS, the County Board instead directed staff to develop and present an alternate to the Hampton facility that would meet its objectives of closing the existing Hastings and Farmington Shops through a phased approach; and

WHEREAS, ALLiiANCE was selected as the consultant firm to provide early phase design services for this project by Resolution No. 24-147 (March 26, 2024); and

WHEREAS, ALLiiANCE and staff were authorized to develop a unified design for phased equipment storage and an office addition for Transportation Department staff by Resolution No. 24-564 (December 3, 2024); and

WHEREAS, the unified design for phased equipment storage would construct an approximate 53,400 square foot storage addition to the South Building by mid-2029 (Phase 1) to allow for future closure and sale of the Hastings Highway Shop site; and

WHEREAS, the unified design would also construct an approximate 22,200 square foot new Pre-Fabricated Cold Storage Building in 2032 (Phase 2) to allow for the closure and sale of the Farmington Highway Shop site; and

WHEREAS, additional efforts to complete the design through construction are necessary; and

WHEREAS, ALLiiANCE has provided a proposal to provide design through construction closeout for an approximate 53,400 square foot storage addition to the South Building; and

WHEREAS, there are sufficient Sales and Use Tax (SUT) funds within the project budget to cover this contract increase.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby approves the schematic design of the Phase 1 South Building storage addition as presented; and

BE IT FURTHER RESOLVED, That the Dakota County Board of Commissioners hereby approves the schematic design of the Phase 2 Pre-Fabricated Cold Storage Building as presented; and

BE IT FURTHER RESOLVED, That the Dakota County Board of Commissioners hereby authorizes amending the professional services contract with ALLiiANCE, 400 Clifton Avenue S., Minneapolis, MN 55403 to increase professional design fees for the Empire Maintenance Facility Redevelopment project Phase 1, in an amount not to exceed \$1,050,000, for an amended contract total of \$1,430,267, subject to approval by the County Attorney's Office as to form.

This item was approved and recommended for action by the Board of Commissioners on 10/21/2025.

Ayes: 6

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

Nay: 1

Commissioner Slavik

5.3 Update On Right Of Way Acquisition And Direction On Alignment For Veterans Memorial Greenway

Eddie Buell, Real Estate Supervisor, and Tony Wotzka, County Greenways Manager, presented this item and responded to questions.

Staff and Commissioners discussed three alternatives for the Veterans Memorial Greenway project for the three remaining parcels in Phase II of the project, each with different impacts and costs. All three alternatives would reroute the greenway through Eagan's Lakeside Park to Atlantic Hills Drive. Alternative 1 includes a 10-foot trail and a 5-foot turf boulevard along Atlantic Hills Drive in Eagan, with significant utility and vegetation impacts. Alternative 2 is a 12-foot path at the back of the curb and also runs along Atlantic Hills Drive. This option also has considerable utility and vegetation impacts. Alternative 3 places the greenway on Atlantic Hills Drive, raising concerns about shared use and risk. Staff compared these options, as well as a "no build option", to the adopted plan alignment that runs along an existing transmission line easement behind the three homes. Information related to user experience, public safety, and private property impacts was presented for each of the options.

Commissioners directed staff to:

1. Engage with the three remaining homeowners about alternatives 1 and 2 and further attempt to negotiate on the rear easement or fee title acquisition.
2. Explore whether the City of Eagan would waive fees for the trail project.
3. Present updated information from homeowner discussions and the City of Eagan to the board at a future committee meeting.

Information only; no action requested.

6. Physical Development Director's Report

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

Mr. Fischer addressed the presence of zebra mussels in Lake Byllesby and the ongoing efforts to monitor the situation. He also provided an update to the committee regarding the MMB proposals for three projects, highlighting changes in funding requests. The request for County Road 46 has increased from \$17.5 million to \$22.5 million due to an adjustment in the

match percentage. The funding for the County Road 50 project has been reduced to \$12.6 million. Meanwhile, the funding for the Lebanon Hills and Lake Byllesby Beach House project remains at \$22 million.

7. Future Agenda Items

The commissioners discussed a resolution to ensure the MVTA's funding and existence. One commissioner called for a broader discussion in light of upcoming legislative developments and a report due February 1. Concerns were expressed about potential legislative actions to eliminate 1984 opt-out provisions. The board acknowledged the urgency with a November 1 deadline but chose to postpone the decision for further committee discussions to avoid disrupting other legislative goals.

Commissioners directed staff to the following:

1. Schedule a discussion on this topic at the Physical Development Committee at a future date.

The discussion ended with a commissioner assuring to inform Chair Keeley of the board's decision not to take action on the resolution next week.

8. Adjournment

8.1 Adjournment

Motion: Mike Slavik

Second: Mary Hamann-Roland

On a motion by Commissioner Mike Slavik, seconded by Commissioner Mary Hamann-Roland, the meeting was adjourned at 10:49 a.m.

Ayes: 7

Respectfully submitted,
Liz Hansen
Administrative Coordinator



Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4971

Agenda #: 5.1

Meeting Date: 11/6/2025

DEPARTMENT: Physical Development Administration

FILE TYPE: Regular Information

TITLE

Update On PowerOn Midwest Transmission Line Project

PURPOSE/ACTION REQUESTED

Provide information on the PowerOn Midwest Transmission Line Project.

SUMMARY

The PowerOn Midwest Team includes Xcel Energy, Great River Energy, and ITC Midwest. Electricity demand is expected to continue to increase in the future. The PowerOn project would provide 765kV infrastructure to meet that increasing demand. The PowerOn Midwest transmission line project includes a study area from the Pleasant Valley Township substation in Mower County to the Hampton Substation in Dakota County. Open houses related to a Certificate of Need through the Minnesota Public Utilities Commission will start in November 2025, with construction of the project, if approved, starting in 2030.

Staff representing the PowerOn Midwest Transmission Line Project will present and answer questions related to the project.

RECOMMENDATION

Information only; no action requested.

EXPLANATION OF FISCAL/FTE IMPACTS

- | | | |
|--|---|--------------------------------|
| ☒ None | ☐ Current budget | ☐ Other |
| ☐ Amendment Requested | ☐ New FTE(s) requested | |

RESOLUTION

Information only; no action requested.

PREVIOUS BOARD ACTION

None.

ATTACHMENTS

Attachment: Presentation Slides

BOARD GOALS

- | | |
|--|---|
| ☐ Thriving People | ☐ A Healthy Environment with Quality Natural Resources |
| ☒ A Successful Place for Business and Jobs | ☐ Excellence in Public Service |

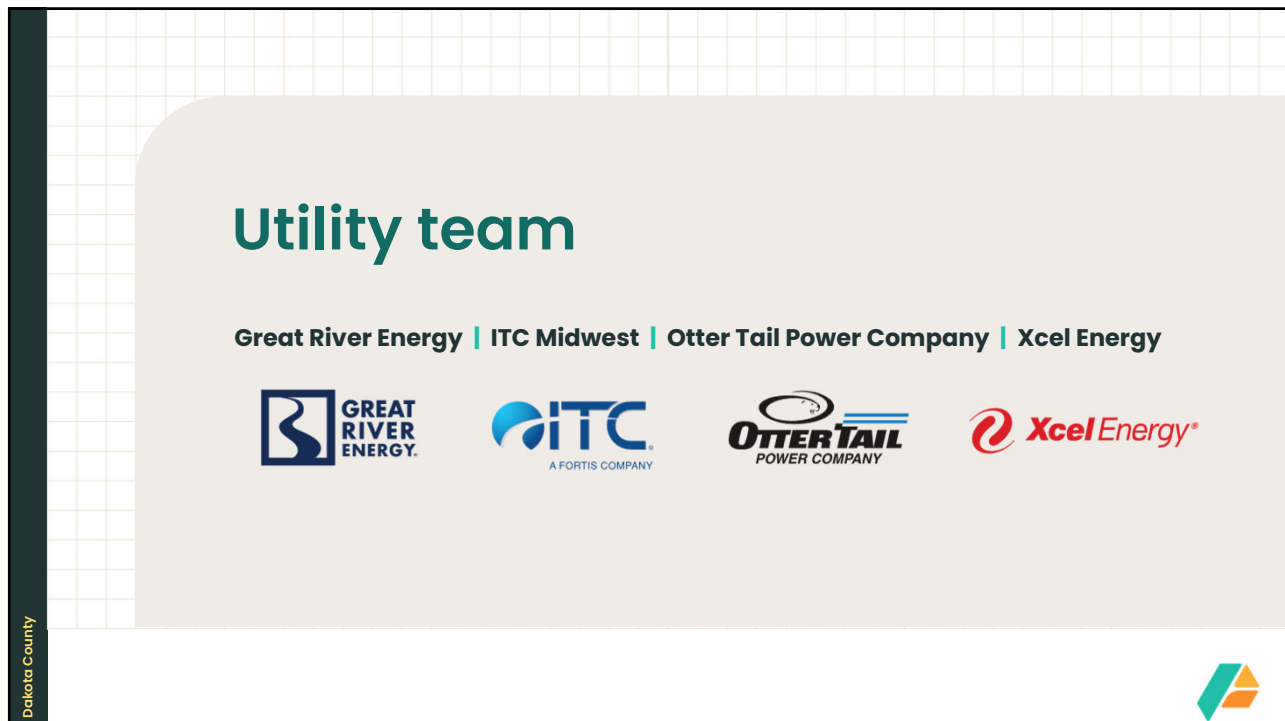
CONTACT

Department Head: Georg T. Fischer

Author: Georg T. Fischer



1



2

PowerOn Midwest

Electricity use is growing throughout the Upper Midwest and **demand is expected to increase significantly** over the next two decades.

This increase in electric use, combined with the changing ways electricity is generated, requires new long-term solutions to meet the needs of our communities, states, and region to ensure we can continue delivering the reliable service you need to power your daily lives.

PowerOn Midwest—tomorrow's reliability starts today.

Dakota County



3

Project benefits



Continued electric reliability



Customer and economic benefits



Prepares the grid for future growth



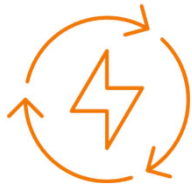
Access to new generation

Dakota County



4

Project benefits



Continued electric reliability

We know our customers and cooperative members expect:

- Consistent power delivery in any season, under any conditions.
- Access to cost-effective generation such as wind and solar.
- A grid that enables new technologies and supports technologies that reduce emissions.

Dakota County



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Project benefits



Customer and economic benefits

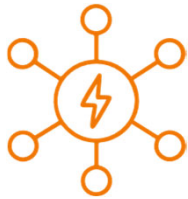
- Enabling cost-efficient generation and improving reliability compared to other more expensive solutions.
- Between \$11 billion and \$25 billion in economic benefits, a return of about \$1.60 and \$3.10 for each dollar invested.
- PowerOn Midwest will help our local communities and region can continue to grow.

Dakota County



6

Project benefits



Prepares the grid for future growth

Electricity demand is expected to grow significantly over the coming decades.

This growth is driven by:

- New and expanded manufacturing.
- Expanded electrification of our homes and businesses.

The current transmission system cannot handle this level of growth without significant upgrades.

PowerOn Midwest is the answer, a 765 kV backbone able to carry more power from where it's generated to where it's needed.

Dakota County



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Project benefits



Access to new generation

The way we generate power is changing.

Over the past two decades, many coal plants have been retired across the Upper Midwest and this is expected to continue.

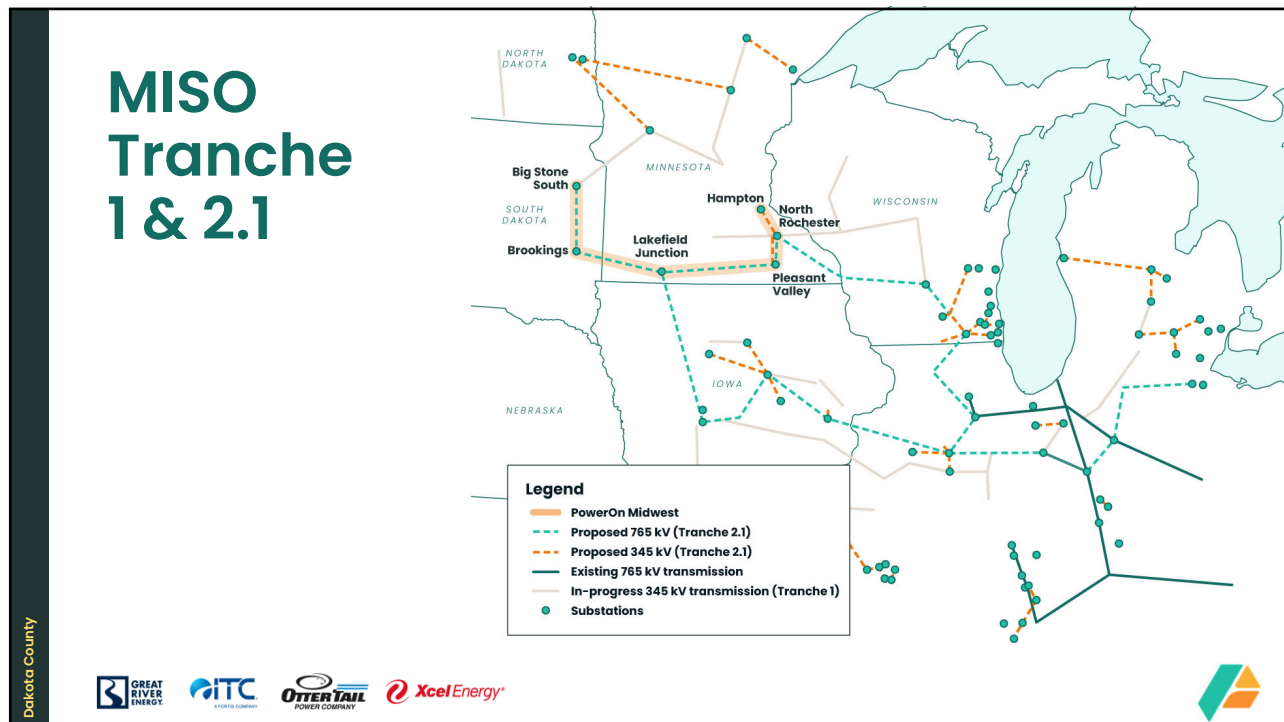
Much of this energy generation will be replaced with:

- Geographically dispersed renewable energy
- New, always-ready natural gas plants
- Other emerging technologies

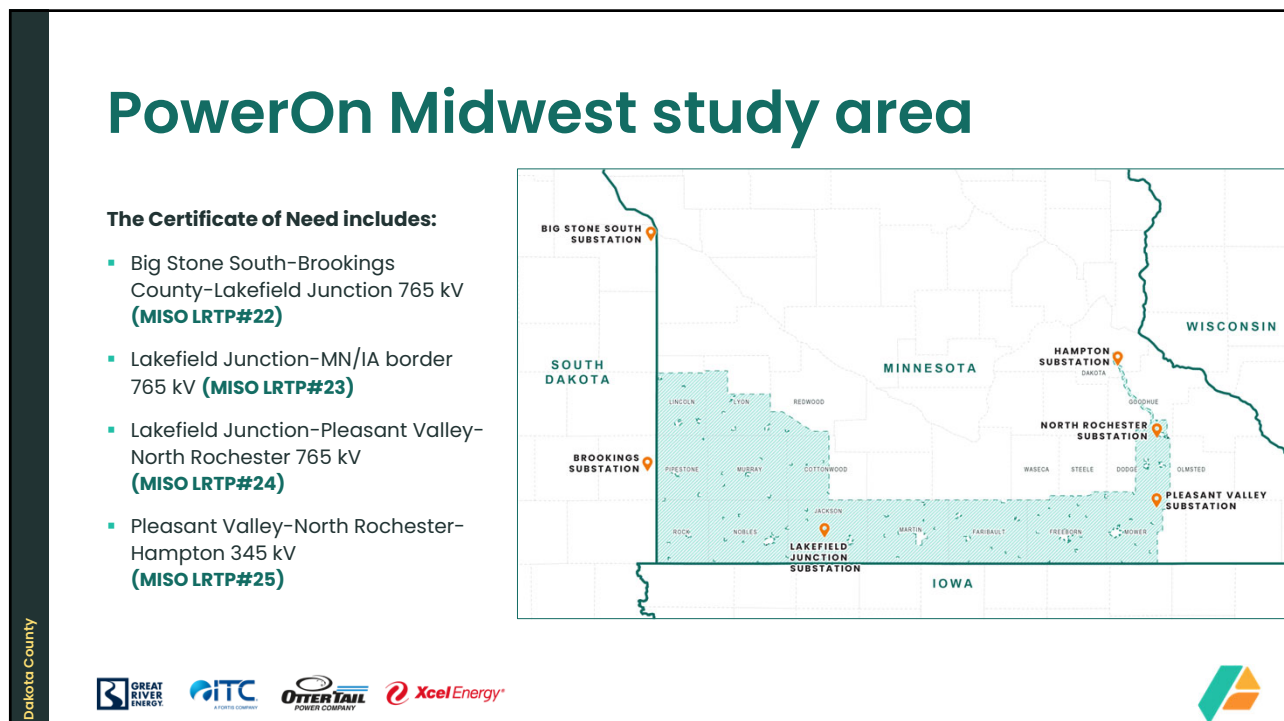
Dakota County



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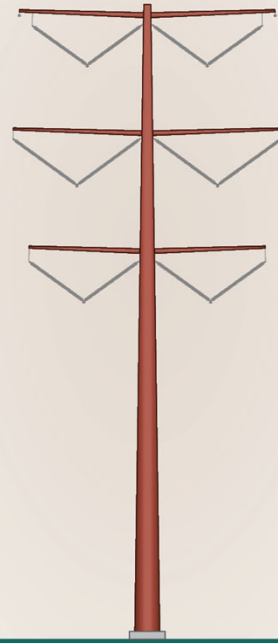


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345 kV Structure

- Existing double circuit capable 345 kV structure

Height:	90-160 ft
Width:	14-50 ft
Span:	800-1,200 ft
Minimum Ground Clearance:	26-38 ft
Foundation Depth:	30-40 ft
Right-of-way Width:	150 ft



Dakota County



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PowerOn Midwest permitting

Permit amendment

The segment requires one approval from the Minnesota Public Utilities Commission—a permit amendment.

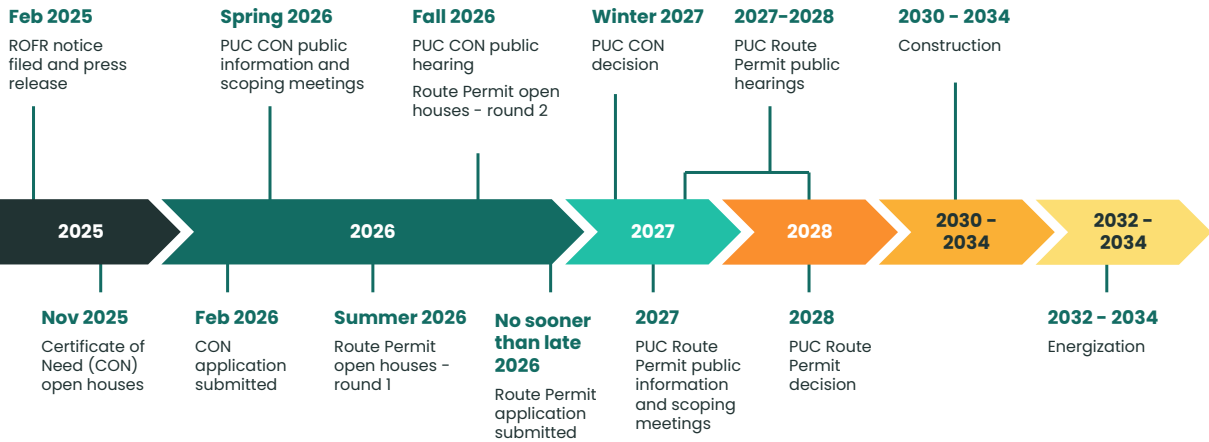


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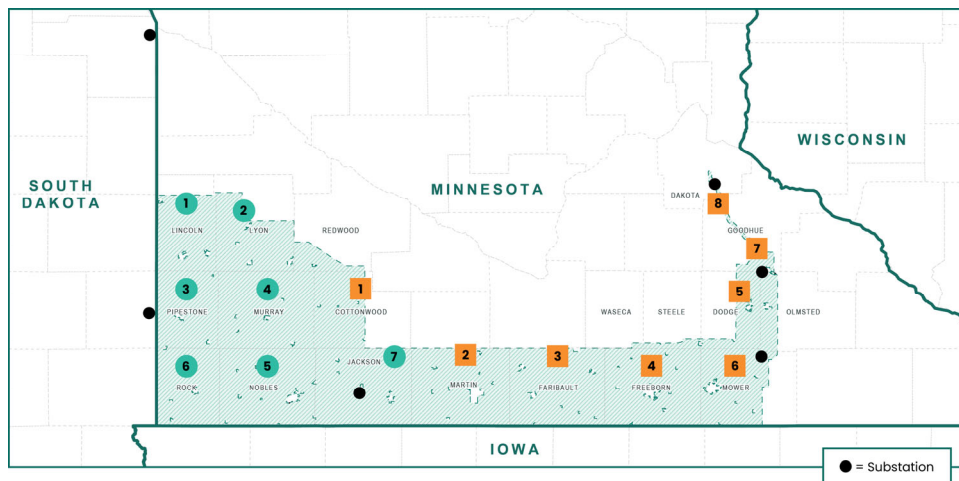
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Preliminary schedule



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Upcoming open houses



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Open house schedule – week 1

	Date	Time	County	Location
1	Monday, November 3	10 am – 12 pm	Lincoln	Lake Benton Area Community & Event Center, 114 Center St. S, Lake Benton, MN 56149
2	Monday, November 3	4 pm – 6 pm	Lyon	Five Family Ranch, 2717 County Road 6, Marshall, MN 56258
3	Tuesday, November 4	10 am – 12 pm	Pipestone	Hiawatha Lodge, 201 4th St. NW Pipestone, MN 56164
4	Tuesday, November 4	4 pm – 6 pm	Murray	American Legion, 106 W Front St., Fulda, MN 56131
5	Wednesday, November 5	10 am – 12 pm	Nobles	Worthington Event Center, 1447 Prairie Dr., Worthington, MN 56187
6	Wednesday, November 5	4 pm – 6 pm	Rock	Generations Events Center, 105 S. Estey St., Luverne, MN 56156
7	Thursday, November 6	10 am – 12 pm 4 pm – 6 pm	Jackson	Heron Lake Community Center, 312 10th St., Heron Lake, MN 56137

Can't be there in person? Explore the virtual, self-guided open house on our website to learn and provide feedback.

[PowerOnMidwest.com](https://www.PowerOnMidwest.com)



Open house schedule – week 2

	Date	Time	County	Location
1	Monday, November 10	10 am – 12 pm	Cottonwood	Windom Community Center, 1750 Cottonwood Lake Dr., Windom, MN 56101
2	Monday, November 10	4 pm – 6 pm	Martin	Knights of Columbus, 920 East 10th St., Fairmont, Minnesota 56031
3	Tuesday, November 11	10 am – 12 pm	Faribault	Naseic Event Center, 789 Business Park Dr., Wells, MN 56097
4	Tuesday, November 11	4 pm – 6 pm	Freeborn	Wedgewood Cove, 2200 W 9th St., Albert Lea, MN 56007
5	Wednesday, November 12	10 am – 12 pm 4 pm – 6 pm	Dodge	Events by Saker, 401 8th St. SE, Kasson, MN 55944
6	Thursday, November 13	10 am – 12 pm	Mower	Hormel Nature Center, 1304 21st St. NE, Austin, MN 55912
7	Thursday, November 13	4 pm – 6 pm	Goodhue	Zumbrota VFW, 21 E 1st St., Zumbrota, MN 55992
8	Friday, November 14	9 am – 11 am	Goodhue	Grand 02 Event Center, 32057 64th Ave., Cannon Falls, MN 55009

Can't be there in person? Explore the virtual, self-guided open house on our website to learn and provide feedback.

[PowerOnMidwest.com](https://www.PowerOnMidwest.com)



Connect with us



Engagement opportunities

- For additional information, please visit our website.



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888-283-4678

Dakota County



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Thank You



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Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4885

Agenda #: 5.2

Meeting Date: 11/6/2025

DEPARTMENT: Facilities Management

FILE TYPE: Regular Action

TITLE

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

PURPOSE/ACTION REQUESTED

Authorize award of bid and execution of a contract with Ebert Inc. dba Ebert Companies to provide general contractor services for the Recycling Zone Plus project.

SUMMARY

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. Most materials will then be sent off-site for further processing. Some products will remain at the site for other patrons to take at no cost.

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. In addition, the large geographical area of Scott County and Dakota County results in underserved areas. In a recent survey, 25 percent of Dakota County residents who did not use the facility said it was either too far away or inconvenient.

A regional facility located in the Lakeville geographic area would increase participation by 32 percent by offering additional convenient opportunities to properly manage hazardous waste and recyclables. An additional site serving both counties will also prolong the life of the two existing facilities by slowing the growth at those sites.

A presentation of the schematic design work was shared for approval at the November 21, 2023, Physical Development Committee of the Whole Meeting.

The base bid design includes the minimum number of additional items to meet Minnesota Buildings, Benchmarks, and Beyond (B3) requirements as outlined in the Solid Waste Processing Facilities Capital Assistance Program. These include 42.5 kW of electricity-producing solar panels (quantity 79 solar panels), including the added roof structure to support it, a geothermal system, a radon exhaust

system, 29 additional trees, and bird-safe glass.

Bid documents were prepared by LHB, the project design firm, which included strategic alternates to provide options to the County Board for consideration.

A public bid was advertised on September 25, 2025. Eight bids were received and opened on October 16, 2025 (Attachment: Bid Tabulation).

The bidders were asked to provide base bids, including four alternates.

- Alternate No. 1 adds 104 additional solar panels to the 79 solar panels included in the base bid. This maximizes the use of the available roof space.
- Alternate No. 2 adds a pre-engineered metal building garage to the project. The base bid does not include a garage. The proposed garage is 1,600 square feet and includes a separate electric service from the utility company for EV charging inside the garage for county equipment. (No longer an option due to City of Lakeville zoning requirements)
- Alternate No. 3 adds an 800-square-foot multi-purpose room for breakroom and training activities. It also converts lobby space to an additional public toilet room to support training activities and adds an additional 16 solar panels over the multi-purpose room. Previous changes to the facility design eliminated dedicated office space in favor of a multi-use space that can be used for office space, trainings, meetings, and as a break room. This is a more efficient use of the space, and is essential to the operations of the facility.
- Alternate No. 4a changes the finish on the lower portion of the precast panels from an acid etch finish to a form finish, giving a brick appearance to the precast. (Required due to City of Lakeville zoning requirements)
- Alternate No. 4b adds 20 window openings to provide natural lighting to the warehouse and allow the one-story building to appear as a two-story building. (Required due to City of Lakeville zoning requirements)
- Alternate No. 4c adds a 1,600-square-foot precast concrete garage, including a separate electric service from the utility company for EV charging inside the garage for county equipment. The garage is necessary to store the electric loader, associated attachments, and other required facility equipment indoors. Electric vehicles, which have been determined to be the most economical and safe choice for this facility, cannot be stored outdoors in the colder months. The addition of the garage will significantly increase the operational efficiency of the facility by eliminating the need to move the equipment in and out of the facility during hours of operation, freeing up valuable floor space in the main building for other operational needs.

Staff is recommending the approval of Alternates No. 1, 3, 4a, 4b, and 4c.

Staff and LHB, the project design firm, reviewed the bidder qualifications and found that Ebert Inc. has submitted the lowest responsive and responsible bid.

The construction is planned to begin in spring 2026 and will last approximately 12 months. Current funding is a combination of state grants, use of Environmental Legacy Fund fund balance, and a contribution from Dakota County's project partner, Scott County.

RECOMMENDATION

Staff recommends the bid for the Recycling Zone Plus be awarded to Ebert Inc. in an amount not to

exceed \$12,930,000 including Alternates No. 1, 3, 4a, 4b, and 4c.

EXPLANATION OF FISCAL/FTE IMPACTS

The Facilities Capital Improvement Program Adopted Budget for the project includes total funding of \$24,000,000, paid for from multiple sources. State funding is \$8,000,000. The remaining is a split between the use of Environmental Legacy Fund fund balance and contributions from Scott County. Those amounts will be confirmed and amended pending the forthcoming Joint Powers Agreement with Scott County.

The Facilities Management operational costs for the new facility are estimated to be approximately \$125,000 which will be funded by a combination of ELF and the Scott County Joint Powers Agreement. Overall operations of the facility are estimated to increase the Household Hazardous Waste budget by an estimated \$833,000 per year (including the facility management operating costs above). On-going operations will be funded thorough a Joint Powers Agreement with Scott County (still in development) and the Environmental Legacy Fund.

☐ None ☒ Current budget ☐ Other
☐ Amendment Requested ☐ New FTE(s) requested

RESOLUTION

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).

PREVIOUS BOARD ACTION

24-462; 9/24/24

ATTACHMENTS

Attachment: Bid Tabulation

Attachment: Presentation Slides

BOARD GOALS

- ☐ Thriving People ☐ A Healthy Environment with Quality Natural Resources
☐ A Successful Place for Business and Jobs ☒ Excellence in Public Service

CONTACT

Department Head: Mike Lexvold

Author: Joe Lexa

Project: Recycling Zone Plus

Attachment: Bid Tabulation

Project #: 1000274

Date: October 16, 2025

Time: 2:00 PM

**BID Tabulation**

	Bidder	BASE BID	Alt 1 - Additional Photovoltaic	Alt 2 - Framed Garage	Alt 3 - Multi- purpose Room	Alt 4a - Formliner	Alt 4b - Windows	Alt 4c - Precast Garage	Staff suggested total (Base, 1,3,4a,4b,4c)
1	APX Construction Group	\$ 12,896,000	\$ 156,600	\$ 432,000	\$ 388,000	\$ 26,400	\$ 41,300	\$ 493,000	\$ 14,001,300
2	CoBeck Construction	\$ 13,952,266	\$ 220,963	\$ 1,124,491	\$ 484,261	No Bid	No Bid	No Bid	Bidding Error
3	Ebert	\$ 11,633,000	\$ 194,000	\$ 470,000	\$ 485,000	\$ 25,500	\$ 12,500	\$ 580,000	\$ 12,930,000
4	Jorgenson Construction	\$ 12,699,000	\$ 209,000	\$ 529,000	\$ 509,000	\$ 8,900	\$ 10,900	\$ 502,000	\$ 13,938,800
5	MetCon Construction	\$ 13,879,000	\$ 296,000	No Bid	\$ 794,000	\$ 26,000	\$ 46,000	\$ 607,000	\$ 15,648,000
6	Rochon Corporation	\$ 12,045,000	\$ 288,000	\$ 365,000	\$ 430,000	\$ 25,500	\$ 12,750	\$ 613,000	\$ 13,414,250
7	Shaw Lundquist Assoc	\$ 12,470,000	\$ 194,000	\$ 604,000	\$ 457,000	\$ 26,000	\$ 13,000	\$ 604,000	\$ 13,764,000
8	Stahl Construction	\$ 11,850,000	\$ 216,000	\$ 642,000	\$ 383,000	\$ 27,000	\$ 19,000	\$ 589,000	\$ 13,084,000
9									



Recycling Zone Plus Construction Bid Results

Georg Fischer, Physical Development Director

Jerome Biedny, Capital Projects Management

Physical Development Committee Meeting

November 6, 2025

1

Overview



- Background
- Current Bids
- Increased Investment
- Scope Reductions
- Approvals
- Questions

2

Background



- Project development started 2017
- Demand exceeds current facility design capacities
- This project's size has remained constant
- Highest rated Dakota County service (2025)
- Scott County Funding Commitment
 - 26% of capital costs after deducting state funds
 - Operational Costs (Joint Powers Agreement and future capital Reciprocal Use Agreement)

3

Background: Materials Collected



Material	Recycling Zone (Dakota County)	Scott County Facility	Recycling Zone Plus	Future Decisions*
Household Hazardous Waste	X	X	X	
Business Hazardous Waste (fee based)	X	X	X	
Electronics (some fee based)	X	X	X	
Small household appliances	X	X	X	
Traditional Recyclables	X	X	X	
Scrap Metal	X	X	X	
Sharps	X	X	X	
Tires (fee based)	X	X	X	
Appliances (fee based)		X		X
Plastic Bags		X		X
Shredded Paper		X		X
Mattresses (potential fee)				X
Food Waste				X

*Does not impact the capital cost of the facility

4

Background: Operations



- Estimated \$833K additional required for operations
- Reviewing potential future solid waste budgets to address “tails”
- Seeking additional SCORE dollars from the state through the County’s Legislative Platform
- Implementing existing Reciprocal Use Agreements with the other Metro Counties
- Developing Joint Powers Agreement and new Reciprocal Use Agreement with Scott County
- Considering potential fee changes/additions
- Discussing possible future County Environmental Charge

5

Current Bid



2025 Engineers Construction Estimate

\$15,007,862

Low Bid Received October 2025

\$12,736,000

6

City and State Driven Costs



- **Zoning Requirements: \$148,000**
 - Precast Finish Upgrade: \$25,500
 - Windows in Warehouse \$12,500
 - Precast vs Framed Garage: \$110,000

- **State of Minnesota B3 Costs: \$980,000**

7

Increased Investment



Additional Photovoltaic Capacity
\$194,000

ROI: 17 years

8

Potential Scope Reductions

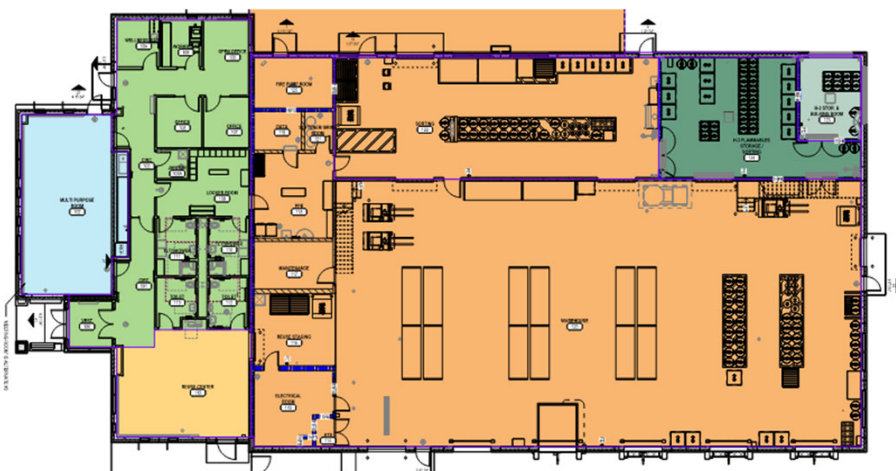


Function Reductions:

Precast Garage \$580,000

9

Floor Plan



10

Elevations



Southwest view



11

Financial Summary



Approve Low Bid with original scope for
\$12,736,000

Add Photovoltaic Capacity + \$194,000

Staff recommended general contract cost
\$12,930,000

Possible Program Cuts:

Remove Garage: - \$580,000

12

2025 Post-Bid Project Budget



	2023	2025	Reduction
Construction Costs:	\$ 16,600,000	\$ 13,800,000	\$2,800,000
Soft Costs:	\$ 3,350,000	\$ 3,330,000	\$ 50,000
Site Acquisition Costs	<u>\$ 4,050,000</u>	<u>\$ 4,020,000</u>	<u>\$ 30,000</u>
Total Project Budget	\$ 24,000,000	\$ 21,150,000	\$2,880,000

Construction - Site development, main building, detached garage, solar PV and geothermal systems

Soft Costs - Design, municipal and professional fees, office systems, break & conference room furniture, Audio/Visual equipment, storage, shelving, racking, process and other equipment

Acquisition - Site purchase and due diligence items including title work, environmental reviews, etc.

13

Requested Actions



Execute a contract with Ebert Corp for \$12,156,000, to construct the Recycling Zone Plus facility including Base Bid plus Alternates 4a and 4b; and

Execute a contract with Ebert Corp for \$580,000, to construct a garage at the Recycling Zone Plus Facility (Alt 4c), and

Execute a contract with Ebert Corp for \$194,000, to install additional photovoltaic capacity at the Recycling Zone Plus Facility (Alt 1).

14



Questions?



Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4977

Agenda #: 5.3

Meeting Date: 11/6/2025

DEPARTMENT: Parks

FILE TYPE: Regular Action

TITLE

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

PURPOSE/ACTION REQUESTED

Approve the schematic design for the Mississippi River Landing Use Area and Access (MRLUA&A) project in Spring Lake Park Reserve (SLPR), County Project (CP) 2000410.

SUMMARY

By Resolution No. 21-313 (June 22, 2021), the Dakota County Board of Commissioners adopted the SLPR Masterplan, which outlines the development of the MRLUA&A project. By Resolution No. 23-309 (July 18, 2023), the 2024 Park's Capital Improvement Program (CIP) Adopted Budget includes a project to develop the MRLUA&A.

The MRLUA&A, previously referred to as Bud's Landing near Fischer Avenue in SLPR, is currently used to provide limited public water access to the Mississippi River for waterfowl hunting and limited recreation. The current one-lane road is subject to erosion. Minimal parking creates challenges for visitors and programming, and the road grade is steep and not Americans with Disabilities Act-compliant for pedestrian use.

The project will create multiple access paths to the Mississippi River Landing Use Area, including an accessible pedestrian path connecting Fischer Trailhead, a non-accessible soft trail along riverside connecting Camp Spring Lake Retreat Center, and a vehicular access route. New facilities will include two small parking areas, a non-motorized boat launch, an accessible floating pier, self-service kayak rentals, wayfinding and interpretation elements, picnic tables, portable toilets, an outdoor classroom, fishing access points, stormwater treatment features, and vegetation restoration. The team will also study the feasibility of providing a small pavilion building with storage.

The site has a long history of precontact use and habitation by Indigenous people and was previously identified on the Traditional Culture Properties Survey. In 2024, a non-invasive geotechnical survey was conducted to identify the specific nature of cultural sites in the project area. The initial survey found no evidence that would rule out development. County staff consulted with Tribal Partners in April 2025 and confirmed that they are informed of the preliminary archaeological findings and are ready to move ahead.

By Resolution No. 25-337 (July 8, 2025), SRF Consulting Group was selected to provide professional design for the project. Beginning in August 2025, staff collaborated with SRF Consulting Group to

develop schematic design (Attachment: Presentation Slides). A public open house was held in person on September 30, 2025, and project materials were made available online for public comments (Attachment: Public Engagement). Wetland delineation was conducted in September 2025.

Because the project is located in a culturally sensitive area, the design is guided by a desire for a minimal footprint while still meeting the goals of the masterplan. A former homestead site that has already been disturbed is used for the primary road and trail alignments to reduce potential culturally sensitive areas. Staff reviewed the project design with Tribal Partners virtually on September 2, 2025. Per the State Historical Preservation Office's requirement, archaeological shovel testing was carried out in October 2025. Staff will continue to engage Tribal Partners throughout the archaeological review process and design updates.

The location of the project has rich natural resources and environmental resources. Some species of interest include pearly mussel, northern long-eared bats, and rustic patched bumble bee. It is currently under review by multiple related agencies, including U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers. These ongoing reviews are expected to influence and inform the final design and project schedule. Due to federal government shutdown, the review time will be impacted and potentially causing the delay of the project.

Cost estimating was conducted in October 2025 based on the preliminary design. Staff worked on strategies to lower the cost so that the proposed scope is within the project budget. The Small Pavilion with storage will be carried as an alternate scope, pending final price.

RECOMMENDATION

Staff recommends that the County Board approve the schematic design as presented at the November 6, 2025, Physical Development Committee of the Whole.

EXPLANATION OF FISCAL/FTE IMPACTS

By Resolution No. 23-309 (July 18, 2023), the 2024 Parks CIP includes a budget for this project. By Resolution No. 24-007 (September 24, 2024), the 2025 Parks CIP was amended, and the budget now includes \$4,632,230 in total funding for this project, which will be sufficient for this professional design service contract and the construction work.

Funding Source	Amount
Dakota County allocated ELF (required match)	\$400,000
State Direct Appropriation (Omnibus Environment and Natural Resources Finance Bill)	\$400,000
State Parks and Trails Legacy Fund	\$2,077,230
Environmental and Natural Resource Trust Fund (LCCMR)	\$1,755,000
Total	\$4,632,230

In the currently budgeted Parks CIP, \$800,000 of the overall budget comes from Dakota County Environmental Legacy Fund (ELF), which will be reduced to \$400,000. The additional \$400,000 will come from the 2025 State Direct Appropriation, total amount of \$1,200,000, with the other \$800,000 going to boat launch related project elements at the Fischer Ave Trailhead project.

Annual Facilities Management operational costs (funded by levy) for these improvements are estimated to need 0.2 FTE totaling approximately \$25,000 for staff, cleaning, and maintenance of the new areas. To fund this work, additional budget and staff will be requested or work in other areas of the County will be reduced.

- ☐ None ☒ Current budget ☐ Other
☐ Amendment Requested ☐ New FTE(s) requested

RESOLUTION

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.

PREVIOUS BOARD ACTION

21-313; 06/22/21
23-309; 07/18/23
24-007; 09/24/24
25-337; 07/08/25

ATTACHMENTS

Attachment: Public Engagement
Attachment: Presentation Slides

BOARD GOALS

- ☐ Thriving People ☐ A Healthy Environment with Quality Natural Resources
☐ A Successful Place for Business and Jobs ☒ Excellence in Public Service

CONTACT

Department Head: Niki Geisler

Author: Yao Xiao



RECORD OF MEETING

SRF Project No. 19344

Project/Meeting Name: Dakota County Mississippi River Landing Use and Access Core Open House

Date: September 30, 2025

Location: Schaars Bluff Visitor Center

Attendees: *Dakota County:* Yao Xiao, Jay Biedny, and Niki Geisler
SRF: Shaunna Newton and Stewart Crosby

Prepared by: SRF

Summary of Meeting

- There were approximately 25-30 people that attended the meeting. Eleven people signed the sign-in sheet when they entered the room.

Summary of comments spoken to staff and consultants

- How will the landing and the park integrate and/or regulate E-Watercrafts? Confirm if these will be considered motorized?
- Due to the distance of the trails, recommendations for bikes, and/or E-scooters or other aided travel devices.
- Concern over trailer parking when there are kayak or canoe trailers, especially with larger groups. The preference is not to walk back from Fischer Avenue trailhead. Discussion of a potential pull off area on the one-way loop was a desirable solution.
- Discussion of gate at entrance and operation during park hours was desired
- Concern over duck hunting transition, however, many of the duck hunters and families that have hunted here the past 50 years are aging and have alternative locations they could go. They have history with this area and would like to have signage and/or viewing areas that represent the flyway and key species that gather here.
- Discussion on the need for flood resilient native plantings in this area.
- Great area for birdwatching, would like overlook areas/resting areas along the shoreline
- Kayak fishing is becoming a popular alternative
- Shoreline fishing is okay but a dock is desired because people like to get out deeper when possible

- Would like to have more interpretive signage of the history on the site, bison, birds, and river. Would also like to have more bison interpretation and signage near the paddock areas and/or along trails.
- Several questions on whether an overlook was going in near the bison paddocks, it's difficult to see the entire paddocks and where the bison are. More signage with QR codes to link to maps that indicate where bison are located.
- Discussion on if duck hunting is not allowed here and non-motorized boats are not allowed, there will be more push from the DNR to improve the other landing access. The other landing has difficult entrance driveway conditions and a very shallow launch.
- Positive attitude towards desire to have portable restrooms at both the upper and lower areas of the park.
- Several comments were made about the initial concern for the project but after today's open house, all are leaving with an excitement and positive attitude towards the proposed work.
- Commissioner stated that what is being proposed is better than what was imagined during the master planning process. Strong suggestion that the paved access road is a priority. Perhaps if need be, the pavilion could be scaled back.

Summary of Comment Cards

- Most excited for access to the Mississippi River. Concern about safety with the barges. Need for more public education recreation such as canoe/kayaking but have safety warning signs. Interested in trips between Grey Cloud Island and Spring Lake Park Reserve. Could explore mapping, signage, and/or brochure for that route. Rental Kayak kiosk exists at Grey Cloud, would be nice to be able to go one way and drop the kayak or canoe off at either end. Would be nice to be able to take a brief swim or have signage for the water; how is the water? Years ago, I would get in and out of the water near the current access which was nice on a hot day.
- Most excited for access to the Mississippi River. My wife and I have a canoe and enjoy paddling. We have paddled the river starting in Inver Grove Heights and would definitely use this as an access point.
- Most excited for access to the Mississippi River. Glad to see a port-a-potty included in the plan. The DNR does not provide those at many of its launches. Please include bike racks. Looking forward to keeping updates on this plan process via the Dakota County website. Thanks for an informative open house! Will you have another one once the plans are finalized? We currently kayak from Hilary Path and are very excited for this project, which looks to provide more reliable and convenient access. We also hike and bike the trails in the park, it would be nice to have more connections and amenities. Thanks for opening up the carry-in access to others besides duck hunters. It's a beautiful area!
- Concern with the elimination of the motors (mud motors) from buds landing and what it causes. Dakota County residents use the landing for duck hunting presently and will be very unhappy.

- Most excited for access to the Mississippi River, more trail options, and learning more about the area through interpretive elements. No major concerns but be sure to incorporate native plant species and protect the existing forest on steep slopes as much as possible. I like what is being proposed.
- Most excited for access to the Mississippi River, more trail options, and learning more about the area through interpretive elements. Usable access to Spring Lake for motorized craft is important. The non-motorized feature with improved parking is great for paddlers. There is increased opportunity for recreation in Spring Lake and the park and trails. Overall this looks very positive and increases opportunities for activities in Spring Lake park. It will attract more visitors to an excellent park.
- Most excited for trail options in the park. Sufficient parking for the canoe/kayak access is important. Like the variety of uses planned into the space and attention to trail and road surfaces for grades and sustainability.
- Most excited for access to the Mississippi River. I think it sounds great, I'm excited for the kayak/canoe rental opportunities. Great job!
- The landing should have some parking for cars with boat trailers - even if its canoes/kayaks



Mississippi River Landing Use Area and Access in Spring Lake Park Reserve Schematic Design Review

Jerome Biedny, Capital Projects Management

Yao Xiao, Senior Project Manager

Physical Development Committee Meeting

Nov 6, 2025

1

Overview



- Background
- Design
- Schedule
- Budget
- Approval
- Questions

2

Background

Dakota
COUNTY

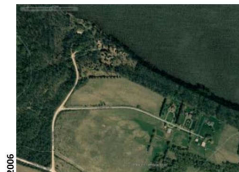
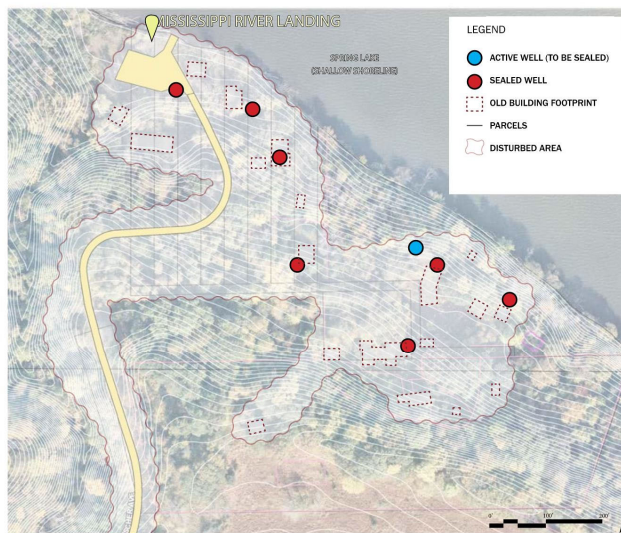


- SLPR Master Plan
- 2024 Parks CIP
- Archaeological survey
- Environmental review
- Design

3

Background

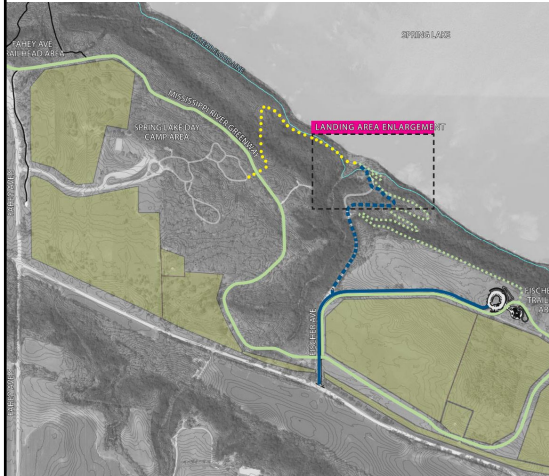
Dakota
COUNTY



4

Design- Access

Dakota
COUNTY



- Vehicular Path
- ADA trail from Fischer Trailhead
- Soft trail from Retreat Center

5

Design- Access

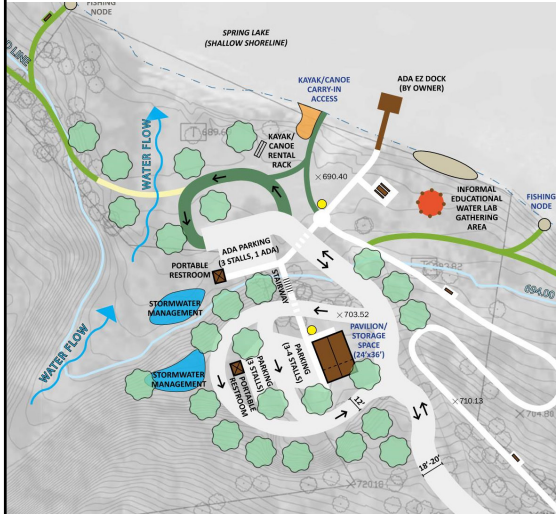
Dakota
COUNTY



6

Design- Landing Use Area

Dakota
COUNTY



- Limited parking (additional parking at Fischer Ave Trailhead)
- Non-motorized boat launch
- Accessible floating pier
- Self-service canoe and kayak rentals
- Picnic and gathering area
- Vegetation restoration
- Portable restrooms
- Interpretation and education signage
- Fishing access
- Small pavilion with storage(alternate item, pending on bidding price)

7

Design- Landing Use Area

Dakota
COUNTY



8

Schedule



Design Development	Jan 2026
Construction Docs	May 2026
Bidding and Award	Jun to Jul 2026
Construction	Jul '26 to Jun '27
Occupancy	Jul 2027

9

Budget



Costs

Construction costs:	\$3,000,000
Project soft costs:	<u>\$1,632,230</u>
Project Budget:	\$4,632,230

Funding

Dakota County allocated ELF (required match)	\$400,000
State Direct Appropriation (Omnibus Environment and Natural Resources Finance Bill)	\$400,000
State Parks and Trails Legacy Fund	\$2,077,230
Environmental and Natural Resource Trust Fund (LCCMR)	<u>\$1,755,000</u>
Project Funds:	\$4,632,230

10

Current Unknown



- U.S. Fish and Wildlife Service
 - Endangered species review
- U.S. Army Corps of Engineers
 - Endangered species review
 - Clean Water Act review

11

Requested Actions



Approve the Schematic Design
for the
**Mississippi River Landing Use
Area and Access Project**

12

Questions



Questions?



Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4892

Agenda #: 5.4

Meeting Date: 11/6/2025

DEPARTMENT: Parks

FILE TYPE: Regular Information

TITLE

Update On 2025 Greenway Capital Improvement Construction Projects

PURPOSE/ACTION REQUESTED

Receive an update on the 2025 Capital Improvement Program (CIP) greenway construction projects.

SUMMARY

To provide a safe and efficient greenway system, Dakota County annually invests in the regional Greenway trail transportation system through various Greenway segment construction projects to accomplish the original 200-mile County Board Vision that was part of the 2030 Park System Plan (attachment: 2030 Greenway Vision). The majority of construction projects identified in year 2025, or carryovers, of the 2025-2029 Parks CIP budget are underway or near completion (attachment: Projects Location Map). Staff will provide the Board with an overview of these Greenway construction projects.

RECOMMENDATION

Information only; no action requested.

EXPLANATION OF FISCAL/FTE IMPACTS

The 2025 construction projects are funded through the approved Parks CIP budget. Staff estimate that it costs about \$4,000 per mile of Greenway to maintain them once they are operationalized, which includes, mowing, snow removal, trash removal, routine inspections, graffiti removal and repairing infrastructure. Deferred or replacement maintenance activities are funded through the Parks Greenway preservation set-aside, which uses Active Transporting funds, for pavement improvements and the Greenway Enhancement Set-Aside, which uses Active Transportation funds and CPA County funds, for other infrastructure repairs or replacements. Staff maintenance activities are funded from the Facilities Department operating budget, which is funded by Levy, General Fund and CPA funding sources.

- | | | |
|--|--|---|
| ☐ None | ☒ Current budget | ☐ Other |
| ☐ Amendment Requested | | ☐ New FTE(s) requested |

RESOLUTION

Information only; no action requested.

PREVIOUS BOARD ACTION

None.

ATTACHMENTS

Attachment: Projects Location Map

Attachment: 2030 Greenway Vision

Attachment: Presentation Slides

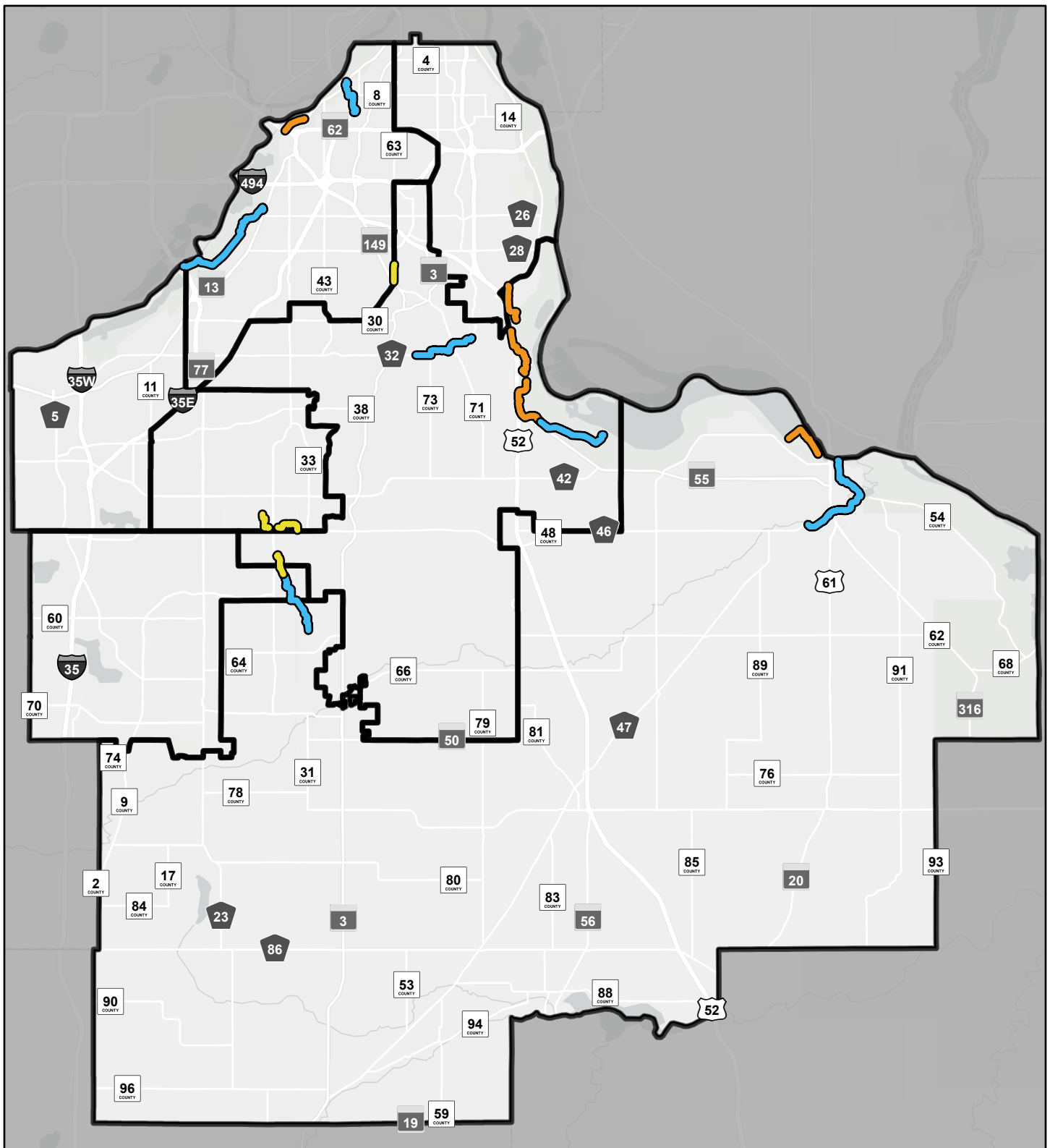
BOARD GOALS

- ☒ Thriving People ☒ A Healthy Environment with Quality Natural Resources
- ☐ A Successful Place for Business and Jobs ☐ Excellence in Public Service

CONTACT

Department Head: Niki Geisler

Author: Tony Wotzka



- Construction Projects
- Pavement Maintenance
- Collaborative Construction Projects



Dakota County Parks, Lakes, Trails and Greenways Vision, 2030

What's New?

GREAT PLACES: Destination Parks

- * New Vermillion Highlands Park
- * More things to do in parks
 - Winter activity area
 - Gathering and celebration areas
 - Swimming and water play areas
- * More popular "park basics"
 - Enhanced picnicking
 - Biking and accessible trail loops

CONNECTED PLACES: Greenway Trails

- * "Bring parks to people" -- Linear parks connect parks, schools, lake trails, playgrounds, libraries, and the Minnesota and Mississippi Rivers.
- * Walking, biking, and in-line skating
- * Public agencies work together to create 200 miles of greenways using mostly publicly-owned land.

PROTECTED PLACES: Green Infrastructure

- * Enhance and protect park resources
- * Protect stream corridors in public/private partnerships
- * Protect natural areas and open space in public/private partnerships

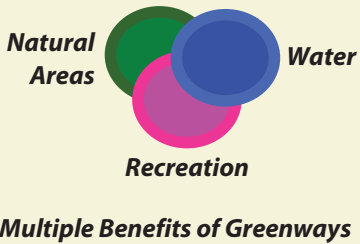
DAKOTA COUNTY PARK SYSTEM and COLLABORATIVE OPEN SPACE PROTECTION

- Dakota County Parks
- Planned Vermillion Highlands Regional Park
- Federal, State, and Other Regional Open Space
- Existing and Planned Regional Greenways
- Proposed Greenway (will seek regional status)
- Example City Greenways (route concepts)
- Stream Conservation Corridors and Greenways
- Destinations: City Parks, Schools, Lakes, Libraries
- Privately-Owned Protected Farmland (FNAP)
- Private/Public Protected Natural Areas (FNAP)
- Potential Rail to Trail Opportunities



Notes:
Regional greenways are intended to illustrate routes, not actual scale. City greenway routes are suggested. Greenway design standards and master plans will be developed through greenway partnerships.

Concepts for Greenways



Greenways Connect Places Where People Want to Go



2025 Construction Greenway Projects Update

Physical Development Committee

November 6, 2025

Tony Wotzka, Greenways Manager
Parks Department

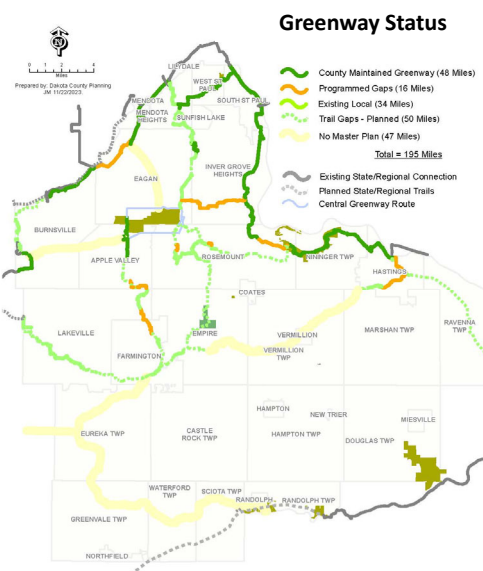
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Greenway Vision



Category	Miles	Percent
2030 greenway vision	195	100%
Master planned	148	76% of vision
Constructed (County maintained + existing City)	82	55% of master planned
County maintained	57	38% of master planned
Existing City	34	23% of master planned
Programmed gaps under construction	16	11% of master planned
Trail gaps that are master planned	50	34% of master planned

Nearly 80% of the land needed for greenways is already in public ownership



2

Parks and Greenways System Overview



Over 5,500 park acres and 57 greenway miles serving over 3M visitors

- Three Regional Parks
- Two Regional Park Reserves
- One County Park
- Eight Regional Greenways

Big Rivers Regional Trail

1498 Mendota Heights Road, Mendota Heights

Lake Marion Greenway

14951 Burnsville Pkwy, Burnsville

Minnesota River Greenway

600 W. Black Dog Road, Burnsville

Mississippi River Greenway

1308 N. Concord St., South St. Paul

North Creek Greenway

4801 Johnny Cake Ridge Road, Eagan

River to River Greenway

360 Butler Ave. E, West St. Paul

Vermillion River Greenway

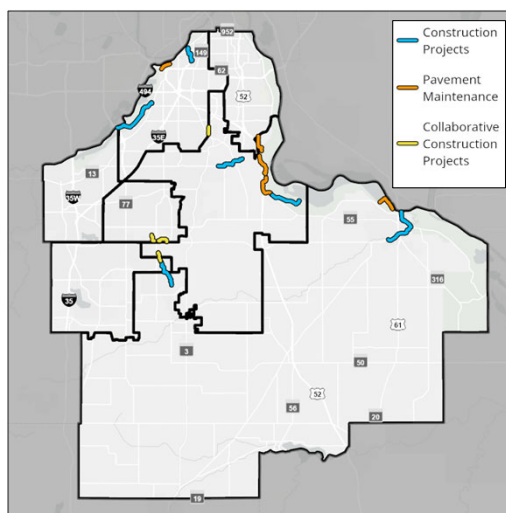
215 21st St E, Hastings

Veterans Memorial Greenway

1901 105th St. E., Inver Grove Heights

3

2025 Greenways Project Locations



County-Led

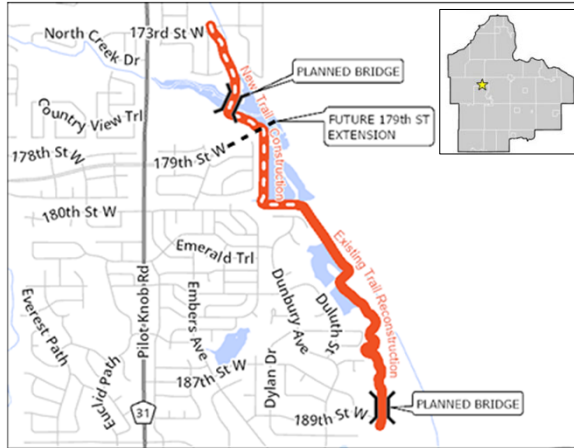
- North Creek Greenway – Lakeville/Farmington Gap
- Minnesota River Greenway – Fort Snelling Segment & Bridge
- Mississippi River Greenway – Rosemount East
- River to River Greenway – North of Marie
- Vermillion River Greenway – Hastings
- Veterans Memorial Greenway – Phase I

City-Led (Greenway Collaborative)

- Lebanon Hills Greenway – Argenta Trail
- North Creek Greenway – Apple Valley Gaps
- North Creek Greenway – Lakeville

4

North Creek Greenway – Lakeville/Farmington Gap



- 2.2 miles
- Two new trail bridge crossings of North Creek
 - 200' and 300' in length
- Safety and accessibility improvements of the trail crossing at 173rd Street
- Connections to local trails and sidewalks
- 46 Trees, 34 Shrubs

County Funds – CPA, ELF
Federal Funds - \$480,000

Kraemer North America
\$3,291,055.24

Trail and Bridges

Traverse Des Sioux
\$66,051.70

Landscaping

5

North Creek Greenway – Lakeville/Farmington Gap



6

North Creek Greenway – Lakeville/Farmington Gap



7

Minnesota River Greenway – Fort Snelling Segment



SM Hentges
\$11,876,677.61

Trail and Boardwalks

Ames Construction, Inc.
\$8,858,710.29

Railroad Bridge

- 3.6 miles
- Connects the Cedar-Nicols Trailhead and the Lone Oak Trailhead
- New Bridge over Railroad

County Funds – ELF, CPA, SUT,
General Fund, Regional Rail
\$6,099,485
Federal - \$3,508,000
State - \$9,090,570

8

Minnesota River Greenway – Fort Snelling Segment



9

Minnesota River Greenway – Fort Snelling Segment



10

Mississippi River Greenway – Rosemount East



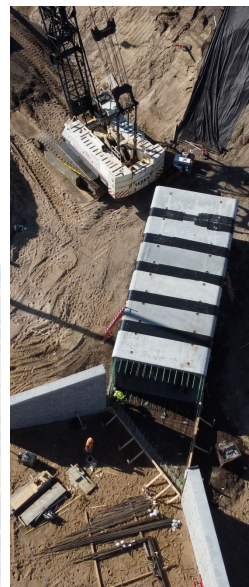
- 2.4 miles
- Last remaining segment of the 28-mile Greenway from Hastings to St. Paul

• Eureka
\$8,409,631

County Funds – Parks Fund,
SUT, General Fund
\$3,416,990
Federal - \$6,700,000
State - \$1,878,912

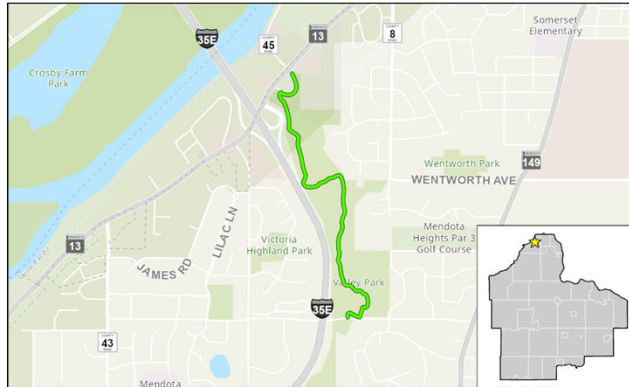
11

Mississippi River Greenway – Rosemount East



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River to River Greenway – North of Marie



- 1.4 miles
- Between Marie Avenue and Sibley Memorial Highway
- Interstate Valley Creek Restoration
- Existing city trail reconstruction to County Greenway standards and bridge reconstruction

Fitzgerald Excavating
\$575,196.65

Stream Restoration

Rachel Contracting
\$2,725,852

Trail, Bridges, Wayfinding

Clean Water Fund Grant -
\$585,000
County Funds – Levy, ELF, SUT, TAA
\$2,730,352
Mendota Heights - \$100,000

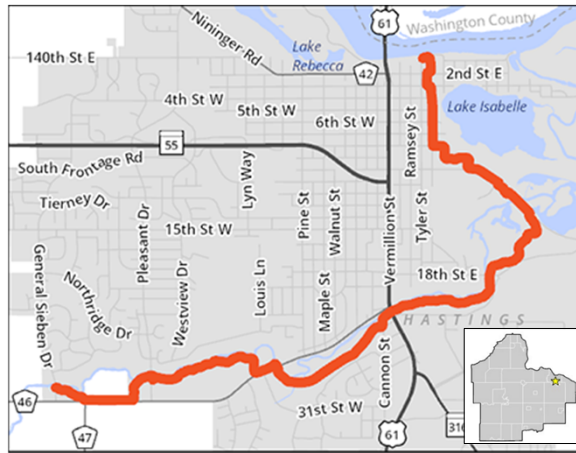
13

River to River Greenway – North of Marie



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Vermillion River Greenway – Hastings Segment



- 5.2 miles
- Between General Sieben Drive and the Mississippi River

County Funds – ELF, SUT
\$1,984,000

- BCM Grading
\$1,704,062

15

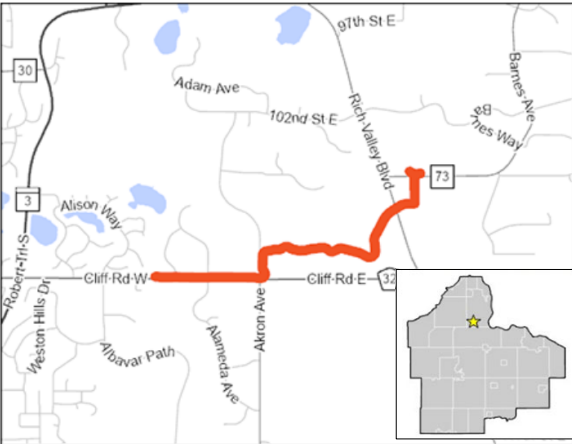
Vermillion River Greenway – Hastings Segment



16

Veterans Memorial Greenway – Phase I





- 5 miles (2 miles Phase I)
- MIA Prairie Memorial Plaza & Places We Served Memorial Plaza
- Landscaping
 - 103 New Trees
 - 111 New Shrubs
 - 185 Perennials

County Funds – ELF, Park Funds \$8.4M
 Federal - \$5.95M
 State - \$10M
 Total \$24.35M

Max Steinger, Inc. \$2,922,577.45	CM Construction, Inc. \$375,900	Lake County Outdoors \$106,371.61
Trail, Tunnel, Wayfinding	Memorial Plazas & Interpretation	Landscaping

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Veterans Memorial Greenway – Phase I









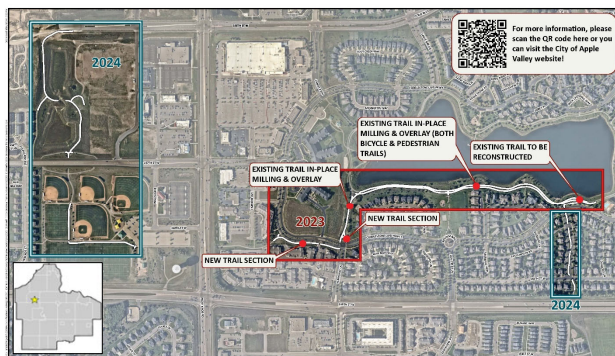
18

Veterans Memorial Greenway – Phase I



19

North Creek Greenway – Apple Valley Gaps



2021-250 NORTH CREEK GREENWAY TRAIL IMPROVEMENTS
CITY OF APPLE VALLEY & DAKOTA COUNTY

PROJECT AREA

- 1.6 miles
- 155th Street and County Road 46 through Quarry Point Park
- Cobblestone Park Connections to local trails and sidewalks
- Landscaping and tree plantings

McNamara Contracting
\$2,221,327.71

County Funds – \$1,850,580 *ELF, CPA, SUT*
City Share - \$370,747

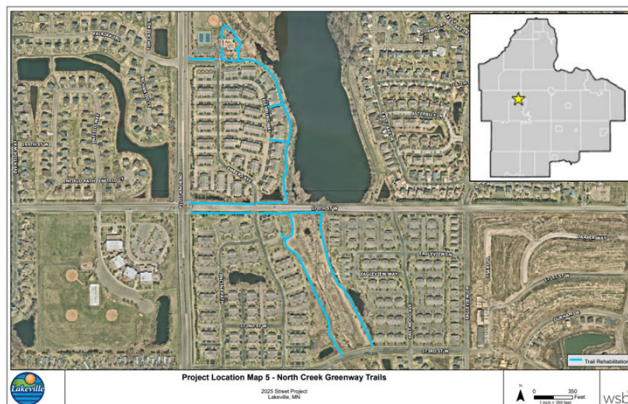
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North Creek Greenway – Apple Valley Gaps



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North Creek Greenway – East Lake Gap



- .75 miles
- New mid-block crossing of 170th Street
- City trail upgrades to Dakota County Greenway standards



McNamara Contracting
2025 Misc Improvement – City Wide Project
\$3,156,326

County Funds – up to \$850,000 TAA, SUT

- \$380,099 Trails
- \$238,000 mid-block crossing
- \$618,099 Total

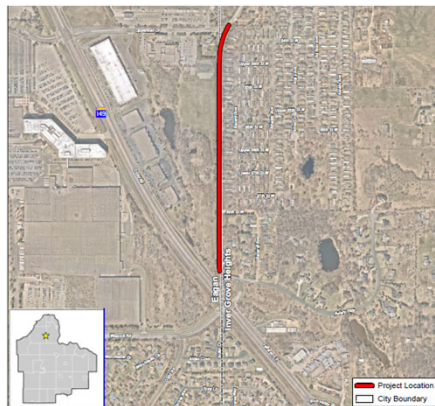
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North Creek Greenway – East Lake Gap

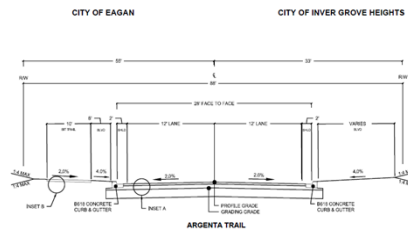


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Lebanon Hills Greenway – Argenta Trail



- .5 miles
- Dodd Road to Opperman Drive
- NEW Greenway Trail alignment



Park Construction Company
Argenta Trail Reconstruction Project
\$1,981,795.53

County Funds – up to \$530,000 TAA

- \$39,831 Design
- \$459,143 Construction
- \$498,974 Total

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Lebanon Hills Greenway – Argenta Trail



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Maintenance Projects

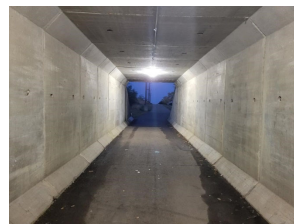
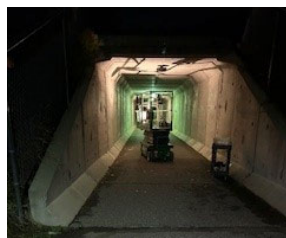


North Creek Greenway -Pilot Knob Tunnel – Apple Valley

\$4,925
County Funds - TAA

Before

After



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Maintenance Projects



Trail Fog Seal & Reclaim – *Big Rivers Regional Trail & Mississippi River Greenway*

- Mississippi River Greenway – Hastings Dam 1.36 miles
 - Fog Seal
- Big Rivers – Mendota .68 miles
 - Full pavement reclaim
- Mississippi River Greenway – Cahill to Rosemount 4 miles
 - Fog seal and full pavement reclaim



\$444,790
County Funds - TAA



27

Trail Maintenance



- Estimate \$4,000 per mile for maintenance
- Includes
 - Mowing
 - Snow removal
 - Trash removal
 - Routine inspections
 - Graffiti removal
 - Repairing infrastructure
- Deferred or Replacement uses Park Funding from active transportation funds and CPA
- Staff maintenance activities funded through Facilities Dept operating budget from levy, general fund and CPA sources



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Questions?

Dakota
COUNTY

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Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-5026

Agenda #: 8.1

Meeting Date: 11/6/2025

Adjournment