Dakota County

Physical Development Committee of the Whole

Agenda

Tuesday, October 14, 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 September 16, 2025

5. Regular Agenda

5.1 *Parks* - Adoption Of Mississippi River Greenway Natural Resource Management Plan

5.2 *Facilities Management* - Approval Of Unified Schematic Design And Authorization To Amend Professional Services Contract With ALLiiANCE For Empire Maintenance Facility Redevelopment Project

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

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-4966 **Agenda #:** 3.1 **Meeting Date:** 10/14/2025

Approval of Agenda (Additions/Corrections/Deletions)

Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4967 **Agenda #:** 4.1 **Meeting Date:** 10/14/2025

Approval Of Minutes Of Meeting Held On September 16, 2025

Dakota County

Physical Development Committee of the Whole

Minutes

Tuesday, September 16, 2025 **9:00 AM** **Conference Room 3A, Administration Center, Hastings**

(or following budget workshop)

1. Call to Order and Roll Call

The meeting was called to order at 9:40 a.m. by Commissioner Holberg.

Present	Commissioner Mike Slavik Commissioner Joe Atkins Commissioner Laurie Halverson Commissioner William Droste Chairperson Mary Liz Holberg
Absent	Commissioner Liz Workman 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.

The audio recording of this meeting is available upon request.

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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: Mike Slavik Second: Joe Atkins

Ayes: 5

4. Consent Agenda

4.1 Approval Of Minutes Of Meeting Held On July 22, 2025

Motion: Joe Atkins Second: Laurie Halverson

Ayes: 5

5. Regular Agenda

5.1 Authorization To Adopt 2024-2044 Dakota County Solid Waste Management Plan

Motion: Joe Atkins Second: William Droste

Renee Burman, Environmental Initiatives Supervisor, presented this topic and responded to questions.

Staff and committee members discussed budget constraints and the use of Environmental Legacy Funds (ELF) for waste management. The plan aims to reduce reliance on county funds by pursuing external grants, focusing on strategies like organic curbside collection to divert waste efficiently and cost-effectively. A key part of this strategy is to explore available external funding sources. Mr. Fischer emphasized the need to secure additional funding from the state solid waste management tax (SCORE funding) for essential county solid waste management activities.

WHEREAS, Minnesota counties are responsible for developing projects and programs to achieve state goals for waste management; and

WHEREAS, the Minnesota Pollution Control Agency (MPCA) adopted the 2022-2042 Metropolitan Solid Waste Management Policy Plan (Policy Plan) on January 30, 2024; and

WHEREAS, Minn. Stat. § 473.803 requires each metropolitan county to revise its current solid waste management plan to implement the revised Policy Plan; and

WHEREAS, the Policy Plan prescribes strategies that must be incorporated into county-specific plans, including required strategies and optional strategies that must meet a minimum point threshold; and

WHEREAS, stakeholder engagement was conducted and comments were gathered on waste management barriers and opportunities, timing, and needs for a preliminary set of required and optional strategies from the MPCA Policy Plan; and

WHEREAS, by Resolution No. 24-368 (July 30, 2024), the County Board authorized release of the draft 2024-2042 Dakota County Solid Waste Management Plan (2024-2024 Management Plan) for a 30-day public review and comment period; and

WHEREAS, the 2024-2044 Management Plan incorporates input from stakeholder engagement, public review, the Dakota County Planning Commission, and the County Board; and

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WHEREAS, the 2024-2024 Management Plan was developed in accordance with Minn. Stats. §§ 473.803 and 115A; and

WHEREAS, the 2024-2024 Management Plan communicates Dakota County's vision, policies, strategies, and tactics for solid waste management over the next 20 years; and

WHEREAS, the 2024-2024 Management Plan includes Policy Plan required strategies and optional strategies that meet the minimum point value; and

WHEREAS, tactics and timelines have been included as required by Minn. Stat. § 115A.46; and

WHEREAS, revised Metropolitan county master plans must be submitted to the MPCA Commissioner for review and approval; and

WHEREAS, by Resolution No. 24-514 (October 29, 2024), the County Board authorized submittal of the draft 2024-2044 Management Plan, dated October 2024, to the MPCA for review and approval; and

WHEREAS, the MPCA Commissioner approved the 2024-2044 Management Plan on August 22, 2025; and

WHEREAS, staff recommends adoption of the 2024-2044 Management Plan; and

WHEREAS, implementation and costs will be determined annually as part of the County Board of Commissioners' work plan priorities and approval of the Environmental Resources Department budget.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby adopts the 2024-2044 Solid Waste Management Plan.

This item was approved and recommended for action by the Board of Commissioners on 9/23/2025.

Ayes: 4
Commissioner Slavik, Commissioner Atkins, Commissioner Halverson, and Commissioner Droste

Nay: 1
Chairperson Holberg

5.2 Authorization To Execute Contract With McKinstry Essention, LLC, For Energy Improvements Project Phase Two Investment Grade Audit

Motion: Mike Slavik Second: Laurie Halverson

Mike Lexvold, Facilities Management Director, presented this item and responded to questions.

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Staff and commissioners discussed a $155,500 contract for an audit to validate potential energy projects expected to generate positive cash flow, with savings from reduced electrical bills covering the debt service. Phase one of energy improvements, completed in early 2025, is projected to yield about $304,000 in annual energy savings. A potential second phase could include additional solar installations on up to five additional facilities, as well as other energy improvements county-wide. This contract will help determine the feasibility of those projects. If the project is determined to be feasible, staff will return with a request to move forward with the identified projects and seek $4 million in capital through either nonprofit loans backed by energy savings or other financing options. Commissioners acknowledged the risks of solar projects but noted current incentives and potential cost savings.

WHEREAS, Dakota County operates over 1.6 million square feet of buildings, consuming $2,300,000 in annual energy expenses in 2023; and

WHEREAS, the Phase 1 Energy Improvements project converted over 14,000 lights to LED, added approximately one megawatt of solar across four sites, and completed HVAC retrocommissioning work at the Northern and Western Service Centers; and

WHEREAS, the lighting and HVAC work was completed over the course of 2024, with the solar coming online in February and March 2025; and

WHEREAS, countywide facilities' energy data from 2023 to 2024 showed a decrease in consumption of 7.7 percent and a cost reduction of 18 percent; and

WHEREAS, building on the success of Phase 1, staff have continued the partnership with McKinstry to explore options to maximize the County's return on investment in additional energy projects; and

WHEREAS, McKinstry reassessed all County facilities and another set of projects estimated to save an additional 10 to 15 percent on top of Phase 1 savings; and

WHEREAS, these include solar at five sites, mechanical upgrades at eight to 10 buildings, HVAC retrocommissioning at more than 15 buildings, and building envelope sealing at 15 to 20 buildings; and

WHEREAS, this scope is estimated to cost between $4,000,000 to $4,500,000 and represents the best value to the County for the work to be performed; and

WHEREAS, the next step in the process is to sign a contract for an Investment Grade Audit with McKinstry Essention, LLC to position the project to seek utility rebates and state and federal funding sources, which will shorten the project return on investment and increase the net present value.

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NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby authorizes the Facilities Management Director to execute a contract in an amount not to exceed $155,500 with McKinstry Essention, LLC, to perform an Investment Grade Audit for Phase 2, 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 9/23/2025.

Ayes: 5

5.3 Approval Of 2026 Proposed Eligible Projects List To Be Released For County Transportation Sales And Use Tax Funds Public Hearing

Motion: Mike Slavik Second: Joe Atkins

Jake Chapek, Assistant County Engineer, presented this item and responded to questions.

Staff and commissioners reviewed the proposed project list for eligible Transportation Sales and Use Tax proceeds. The list includes transportation maintenance facilities, county highway projects, trunk highway projects that impact county roads, transit service expansion, and regional trail projects. Current cost estimates were also provided. Based on the current draft Capital Improvement Program and the eligible list, staff estimate that the balance of Sales and Use funds will drop to roughly $500,000 in 2030 before rebounding to around $17.5M by the end of the ten-year project list. The draft project list maintains a Sales and Use Tax balance well above the County Board's established threshold (-$100,000,000) to trigger further discussion on potentially increasing the Sales and Use Tax.

WHEREAS, Minn. Stat. § 297A.993 (the Act) authorizes the Dakota County Board to levy up to one-half of one percent sales and use tax and an excise tax of $20 per motor vehicle to fund statutorily defined transportation and transit projects; and

WHEREAS, by Resolution No. 17-364 (June 20, 2017), the Dakota County Board enacted a quarter-cent sales tax and $20 excise tax on new vehicle sales starting October 1, 2017, to fund identified transitway, transit expansion, regional County highway, trail, and trunk highway transportation projects; and

WHEREAS, staff has identified a proposed updated list of transportation projects eligible for Transportation Sales and Use Tax funds based on the needs identified in the Draft 2040 Transportation Plan and through the development of the 2026-2030 Draft Capital Improvement Program; and

WHEREAS, Board approval of the proposed eligible list for utilization of the Transportation Sales and Use Tax will allow for a public hearing to be scheduled; and

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WHEREAS, the Act allows the County Board to dedicate the proceeds of the Transportation Sales and Use Tax to a new enumerated project or projects by resolution after a public hearing; and

WHEREAS, staff recommends approval of the proposed eligible project list to be released for Dakota County's Transportation Sales and Use Tax Funds public hearing; and

WHEREAS, the Transportation Sales and Use Tax Funds public hearing will be held on December 2, 2025.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby approves the proposed eligible project list to be released for the Dakota County's Transportation Sales and Use Tax Funds public hearing.

This item was approved and recommended for action by the Board of Commissioners on 9/23/2025.

Ayes: 5

6. Physical Development Director's Report

Mr. Fischer noted two key items from the Division Director's report: the accessible kayak launch at Miesville Ravine Park Reserve is no longer feasible due to budget issues, and there was a detailed discussion on regional park destinations managed by the Metropolitan Council, focusing on size limitations and potential exceptions. These points relate to the Capital Improvement Program (CIP) and regional park planning.

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: Mike Slavik

On a motion by Commissioner William Droste, seconded by Commissioner Mike Slavik, the meeting was adjourned at 10:15 a.m.

Ayes: 5

Respectfully submitted,
Liz Hansen
Administrative Coordinator

DRAFT

Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4847 **Agenda #:** 5.1 **Meeting Date:** 10/14/2025

DEPARTMENT: Parks

FILE TYPE: Regular Action

TITLE
Adoption Of Mississippi River Greenway Natural Resource Management Plan

PURPOSE/ACTION REQUESTED
Adopt the Mississippi River Greenway Natural Resource Management Plan.

SUMMARY
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.

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.

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.

A consultant was hired to develop a draft of the first NRMP for the Mississippi River Greenway. 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. The public lands along the greenway are owned by Dakota County, the Cities of South St. Paul, Inver Grove Heights, and Hastings. 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.

The NRMP addresses the natural resource inventory, future vegetative cover goals, and recommended projects developed in cooperation with landowner partners. Ecologists conducted field work and identified 22 natural area nodes. These nodes were selected because they contain existing natural areas or parks where opportunities exist to increase habitat. Trail corridors between these nodes were also surveyed. An estimate of $2,389,000 in projects was identified. $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. 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.

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. 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. No comments were received from the public during the comment period.

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).

RECOMMENDATION
Staff recommends adoption of the Mississippi River Greenway Natural Resources Management Plan

EXPLANATION OF FISCAL/FTE IMPACTS
To date, $589,000 has been secured for restoration projects. The implementation of restoration projects within an NRMP will continue to rely on external funds. Parks staff will not initiate these activities without secured external funding and will continue to come to the board to award each contract for restoration. Ongoing maintenance of the restored areas, with costs ranging from $536/acre along the River to River Greenway to $198/acre in Miesville Ravine Park Reserve, are budgeted annually in the Environmental Legacy Fund (ELF). External dollars to fund maintenance of restored areas will also be pursued to supplement and/or supplants ELF for these activities.

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

RESOLUTION
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.

PREVIOUS BOARD ACTION
17-274; 05/23/19
20-568; 11/17/20

25-360; 07/29/25

ATTACHMENTS

Attachment:
<https://www.co.dakota.mn.us/parks/About/ResourcePlans/Documents/MississippiRiverGreenwayNRMPDraft.pdf>
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: Tom Lewanski

Adoption of the Mississippi River Greenway Natural Resources Management Plan

Tom Lewanski, DPA
Natural Resources Manager
Parks Department
Physical Development Division

Physical Development Committee of the Whole
October 14, 2025

1

Vision For Dakota County Parks

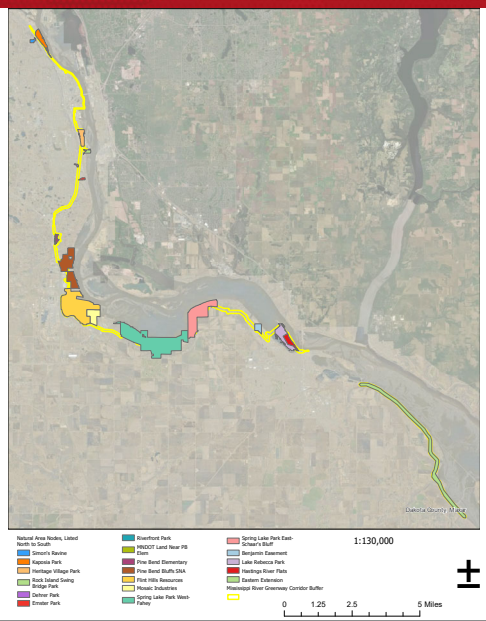
"The water, vegetation, and wildlife of Dakota County Parks [and Greenways] will be managed to conserve biodiversity, restore native habitats, improve public benefits, and achieve resilience and regionally outstanding quality, now and for future generations" *(Natural Resources Management System Plan, 2017)*

2

Mississippi River Greenway Corridor

3

Natural Area Nodes along the MRG



4

Work Plan

- Greenway corridor divided into twenty-two segments
- Restoration sequence
- Management and restoration tasks are identified
- Costs for each task are estimated
- Timeline and implementation schedule developed
- Estimated cost for total NRMP implementation:
  - $2,389,000 (Priority One: $1.85M. Priority Two: $539,000)
- Total funding secured to date: $589,000
- Unfunded: $1,800,000 (from City, County and grants)

5

Funding for NRMP Implementation

- Restoration activities are undertaken almost exclusively with external funding (State & Federal grants).
- Follow up maintenance has relied on Environmental Legacy Fund (ELF).

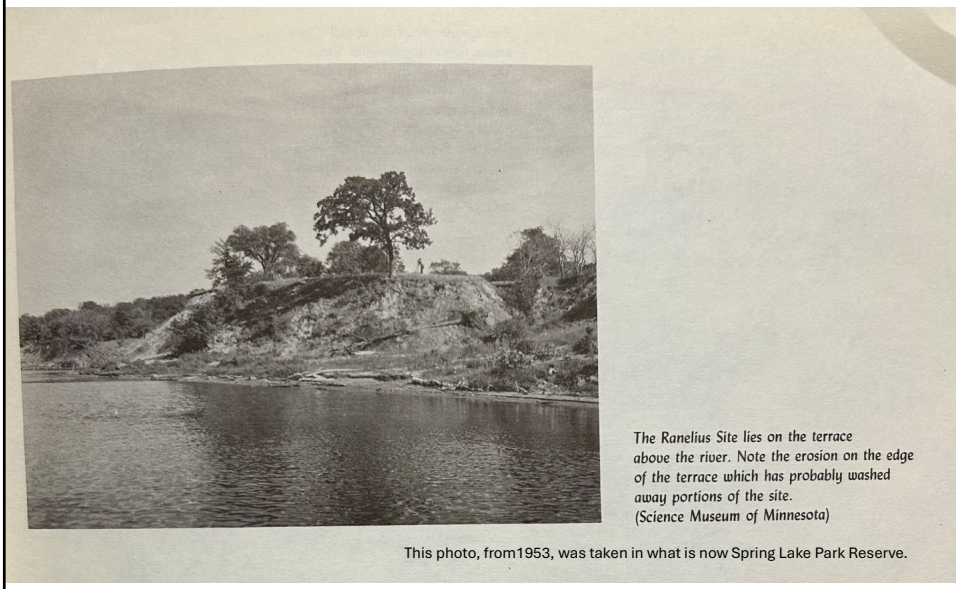
6

Requested Action

Adoption of the Mississippi River Greenway Natural Resource Management Plan

7

Questions?



The Ranelius Site lies on the terrace above the river. Note the erosion on the edge of the terrace which has probably washed away portions of the site. (Science Museum of Minnesota)

This photo, from1953, was taken in what is now Spring Lake Park Reserve.

8

Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4355 **Agenda #:** 5.2 **Meeting Date:** 10/14/2025

DEPARTMENT: Facilities Management

FILE TYPE: Regular Action

TITLE

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

PURPOSE/ACTION REQUESTED

Approve the unified schematic design for Empire Maintenance Facility Redevelopment as presented and authorize a second contract amendment with ALLiiANCE for the Empire Maintenance Facility Redevelopment.

SUMMARY

Improvements were completed at the Empire Maintenance Facility in 2020. These included additions to the West Building, changes to the East Building, and the creation of a new South Building. Due to budget constraints, not all of the South Building program was constructed. With the unmet needs previously identified, an addition to the South Building was included in the 2024-2028 Facilities Capital Improvement Program (CIP) Adopted Budget and its design funded in 2024.

In August of 2023, the schematic design was completed for the newly acquired Hampton property. During review, the County Board requested that Hampton facility not proceed. The County Board directed staff to present an alternate to the Hampton facility, which would meet its objectives of closing the existing Hastings and Farmington Shops through a phased approach.

ALLiiANCE was authorized by the Dakota County Board of Commissioners by Resolution No. 24-147 (March 26, 2024) to develop concept options and then, to develop a unified schematic design by Resolution No. 24-564 (December 3, 2024).

ALLiiANCE has worked with staff to develop a unified schematic design that achieves the project goals which was presented to the Physical Development Committee of the Whole on October 14, 2025 (Attachment: Presentation Slides). This action will increase the architect's fee to complete design in 2027, then bid work and construct in 2028.

RECOMMENDATION

Staff recommends authorization to complete the design of an approximate 53,400 square foot storage addition to the South Building (Phase 1), to be constructed by mid-2029 with an estimated total project cost of $21,050,000. Staff also recommends amending the professional services contract with ALLiiANCE to finish the design of this addition, which will be funded by Sales and Use Tax dollars.

EXPLANATION OF FISCAL/FTE IMPACTS

The 2023 Facilities CIP Adopted Budget authorized $250,000 of County funds for this project and the 2024 Facilities CIP Adopted Budget authorized another $2,500,000 of Transportation Sales and Use Tax (SUT) for this project, bringing the current total project budget to $2,750,000. The increased architectural fee of $1,050,000 will be paid for with the SUT dollars. The construction work for the Empire Maintenance Facility Redevelopment will be funded with SUT pending County Board direction in future Facilities Capital Improvement Programs.

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

RESOLUTION

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.

PREVIOUS BOARD ACTION
24-147; 03/26/24
24-564; 12/03/24

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: Mike Lexvold
Author: Jay Biedny

Empire Maintenance Facility Unified Schematic Design

Jerome Biedny, Capital Projects Management
Michael Wiese, Sr. Project Manager, CPM

Physical Development Committee Meeting
October 14, 2025

1

Overview

- Background
- Schematic Design
- Costs
- Funding
- Schedule
- Approvals
- Questions

2

Background – First Seven Years

- MFOS Study Presented 2017
- Empire Expansion Constructed 2020
- Hampton Land Purchased 2022
- MFOS Study Update Presented 2023
  - Lebanon Hills Schematic Design Presented and Approved
  - Hampton Schematic Design Presented and Tabled
- Empire Campus Program Presented 2024

** Maintenance Facilities Operations Study (MFOS)*

3

Background – 2025

- Lebanon Hills Shops Constructed
- Empire Campus Unified Schematic Design
  - Hastings
  - Farmington
  - Hampton Land Sales Inquiries
  - ADC Fuel Island

4

Background – Current Pressures

- Long-term Capital Costs
- 20 Years of Fuel Island Operations
- Potential Real Estate Options
  - Hastings sale/reuse
  - Farmington sale/reuse
  - Hampton Land Sales Inquiries

5

Background - Current Focus

Phase 1 – Equipment Storage

Build the balance of the South Building

Build spaces needed to close Hastings storage facility,

Phase 2 – Equipment Storage

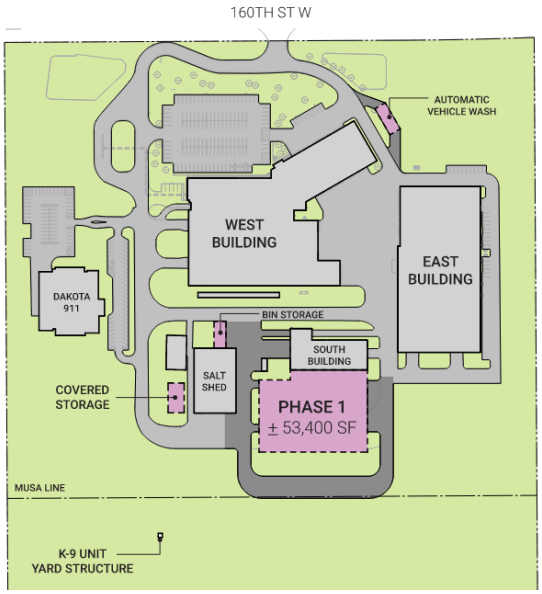
Build spaces needed to close the Farmington facility

Option A – Office Addition

Add to the Empire office building so that all of Transportation's staff can be located there.

6

Phase 1 - South Building



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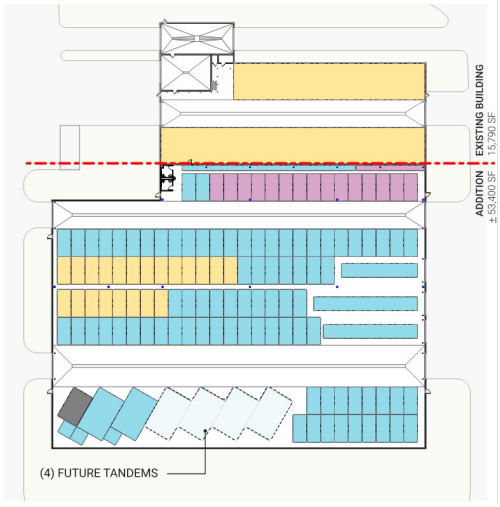
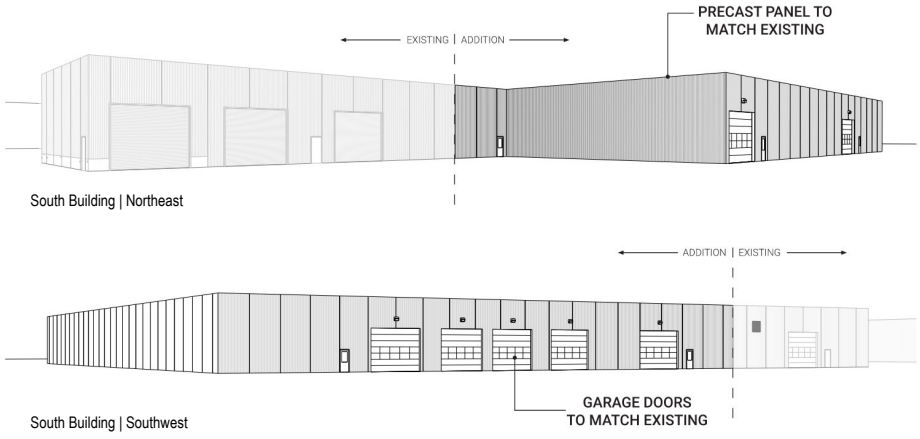
Phase 1 - South Building



GRAPHIC KEY
- Transportation
- Fleet
- Comm. Cor.

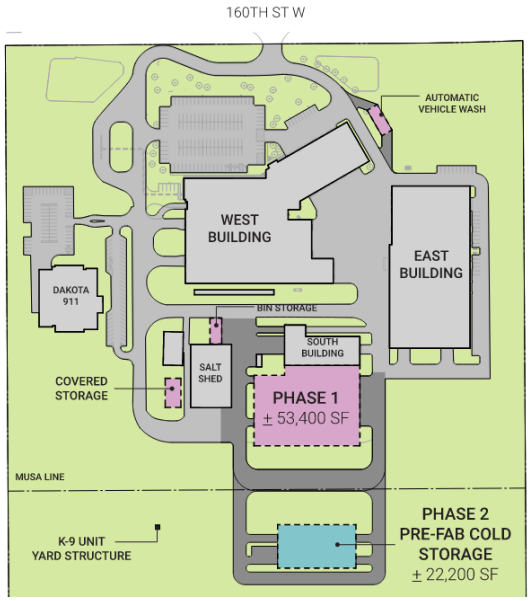
8

Phase 1 - South Building



9

Phase 2 – Cold Storage



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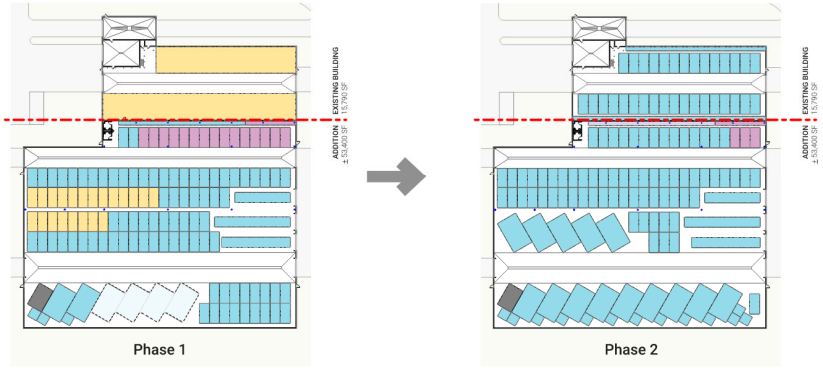
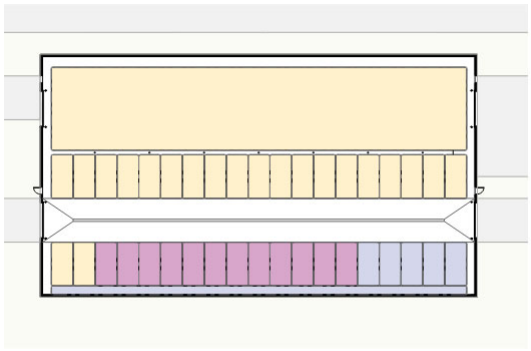
Phase 2 – Cold Storage



GRAPHIC KEY
- Transportation
- Fleet
- Comm. Cor.

11

Phase 2 – Cold Storage



COLD STORAGE
± 22,200 SF

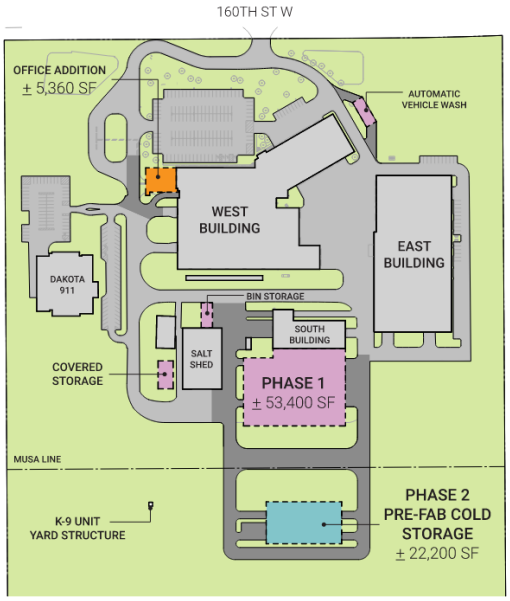
GRAPHIC KEY
- Unassigned / Future Growth
- Fleet
- Comm. Cor.

12

Phase 2 – Example Images

13

Office Addition



14

Project Costs- Timing

most of construction in…	*2028*	*2031*
Phase 1 - South Building, Close Hastings	$19.6 m	
Phase 2 - Close Farmington		$ 6.9 m
Sub totals	*$19.6* m	*$ 6.9* m
Escalation 2027-28 (4%)	$ 1.0 m	$ 0.3 m
Escalation 2028-31 (12%)		$ 0.8 m
Project Totals	**$20.6 m**	**$8.0m**

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Schedule

Hastings Administration Fuel Island

Construction Bid Award	Late 2025/Early 26

Phase 1 (South Building/Close Hastings)

Design Development thru Bidding	Q1 ’27 - Q4 ‘27
Construction	Q1 ’28 - Q2 ’29
Occupancy	Summer ‘29

Phase 2 (Pre-engineered Building/Close Farmington)

Design Development thru Bidding	Q1 ’31 - Q2 ‘31
Construction	Q3 ’31 - Q1 ‘32
Occupancy	Spring ‘32

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Requested Actions

Approve Schematic Design and Schedule for Phase 1 (South Building Addition / Close Hastings) as presented.

Approve contract amendment with Alliiance Architects for complete Design, Bidding and Construction Administration for work above.

Approve Schematic Design and Schedule for Phase 2 (Pre-engineered Building/ Close Farmington) with no other design action needed for the foreseeable future.

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Questions?

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Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4805 **Agenda #:** 5.3 **Meeting Date:** 10/14/2025

DEPARTMENT: Parks

FILE TYPE: Regular Information

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

PURPOSE/ACTION REQUESTED
Provide right of way acquisition updates and alignment analysis for the Veterans Memorial Greenway, County Project (CP) P00147.

SUMMARY
Dakota County is proceeding with Veterans Memorial Greenway County Project P00147 to construct approximately two miles of shared-use regional trail, including a bridge over Trunk Highway 3, with construction planned for 2025. Phase II of this project is being funded in part through federal funds, which require timely acquisition of right of way easements for authorization of project bidding.

County Project P00147 requires the acquisition of permanent regional trail easements and temporary construction easements over private property to accommodate trail construction and associated grading, restoration, and retaining wall construction. The Dakota County Board of Commissioners previously authorized acquisition through direct negotiation for four parcels by Resolution No. 24-594 (December 3, 2024). Easement acquisitions from the cities of Eagan and Inver Grove Heights for trail construction and maintenance on city property were also necessary.

The Dakota County Board of Commissioners directed staff at the July 22, 2025, Physical Development Committee meeting to investigate alternative alignments in front of the three remaining private properties along Atlantic Hills Drive that still require acquisition agreements. The Veterans Memorial Greenway Master Plan approved alignment, and staff recommended alignment, has completed final engineering, survey, and right-of-way activities behind the houses, and is also located within the existing 200-foot-wide Xcel Energy transmission line easement.

Since that time, updated survey and final design have modified the easement areas, and negotiations with property owners have continued. Easement acquisitions on city parcels have been successfully concluded. Acquisition of easements from Parcel 6 (Church of St. Thomas Becket) have also been successfully negotiated and concluded. Further offers and negotiations have not resulted in settlements for easements on Parcels 3, 4, and 5. These three parcels are the last remaining acquisition needs for the project to move forward.

RECOMMENDATION
None.

EXPLANATION OF FISCAL/FTE IMPACTS
The project has $5,000,000 in secured State Bonding from the 2020 legislative session, $5,000,000 in State Bonding from the 2023 legislative session, $4,995,000 in Federal Congressional Directed funds, and $1,000,000 federal appropriation for the Highway 3 grade-separated bridge. Successful completion of this project relies upon the $5,995,000 Federal Congressionally Directed Spending allocation, which has September 30, 2026, expiration dates. The state bonding awards and federal appropriations included language that the funds will be used for acquisition of land and right-of-way, design, engineering, and construction for the Veterans Memorial Greenway, including pedestrian safety-related improvements, memorials, a community gathering space, and a new trail connection between Lebanon Hills Regional Park and the Mississippi River Greenway.

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

RESOLUTION
Information only; no action requested.

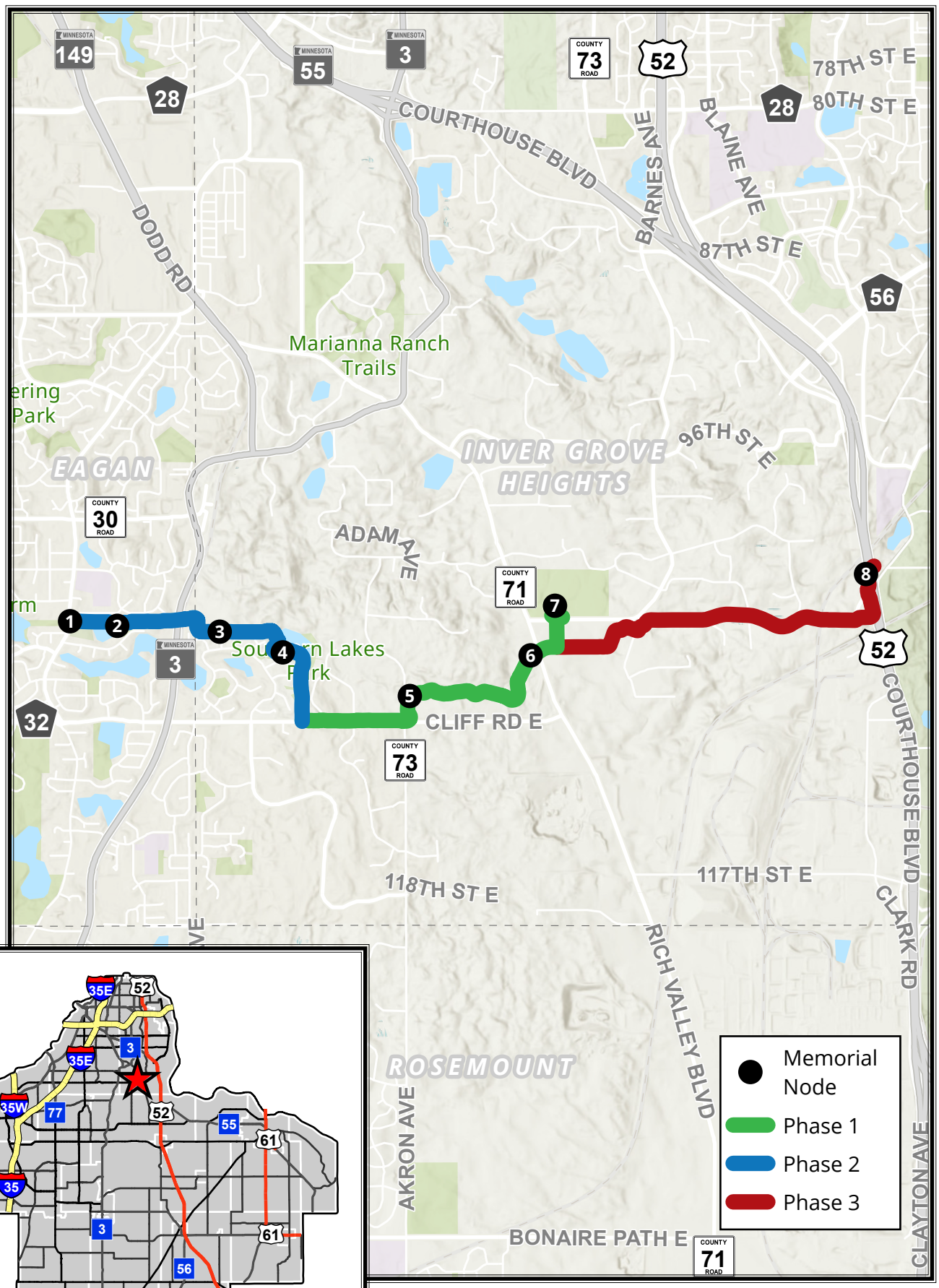
PREVIOUS BOARD ACTION
20-430; 9/1/20
22-376; 9/6/22
22-567; 12/13/22
24-594; 12/3/24

ATTACHMENTS
Attachment: Project Location Map
Attachment: Alternatives Analysis
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

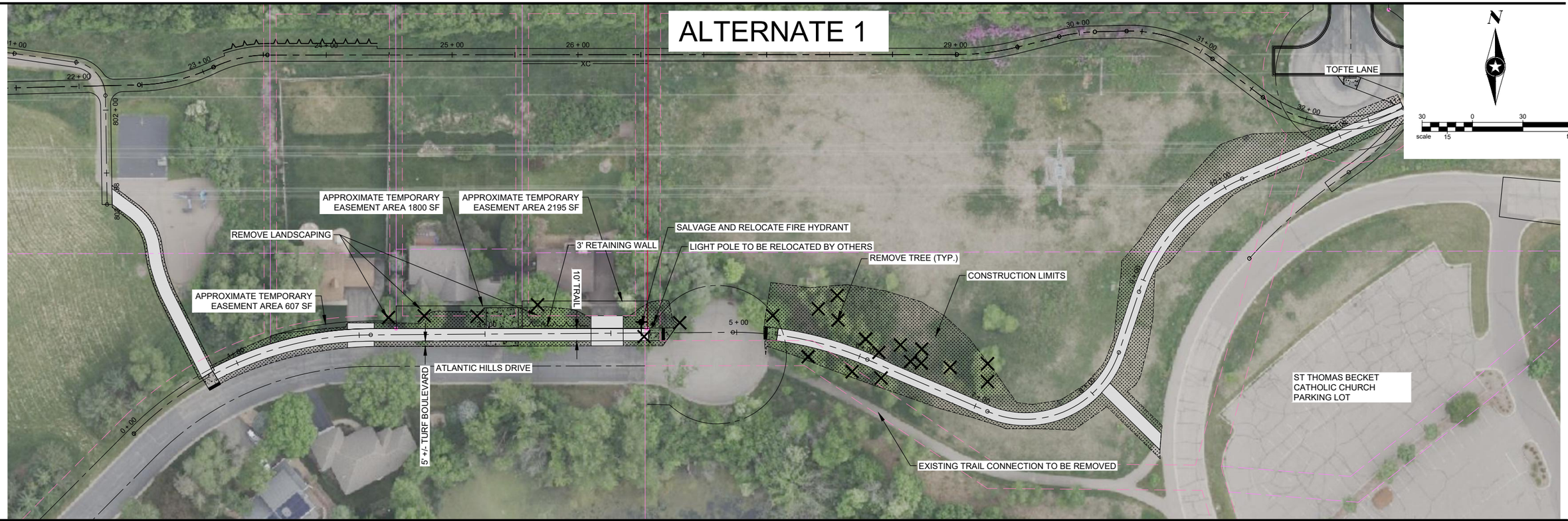
CONTACT
Department Head: Niki Geisler
Author: Tony Wotzka

Attachment: Project Location Map

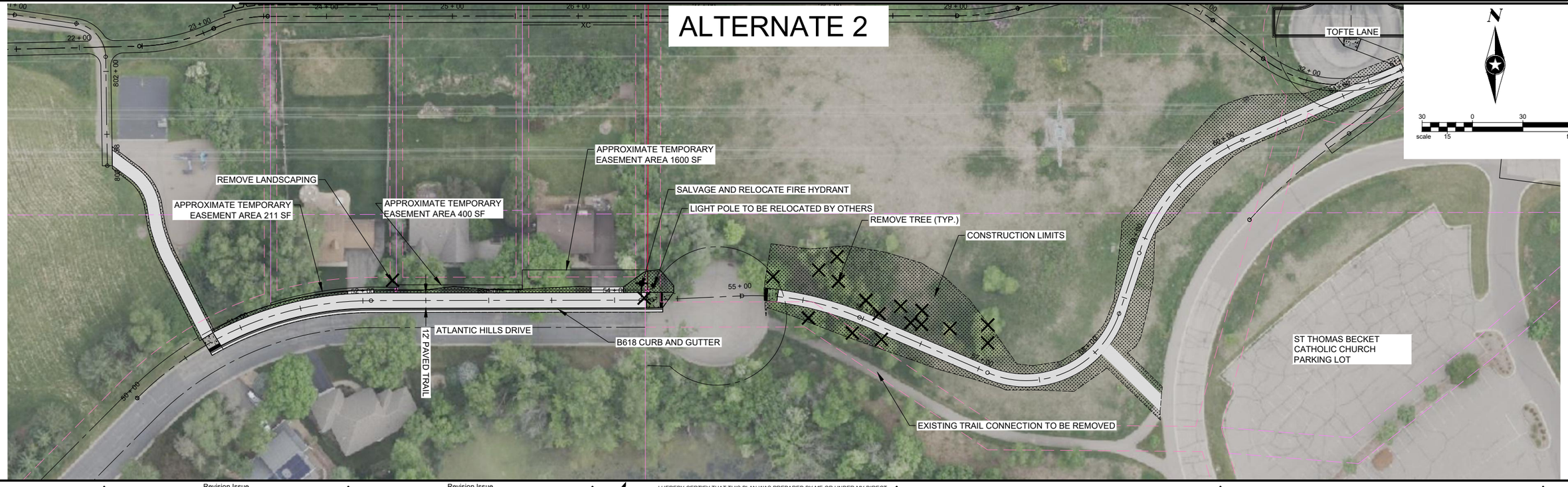


Veterans Memorial Greenway

ALTERNATE 1



ALTERNATE 2



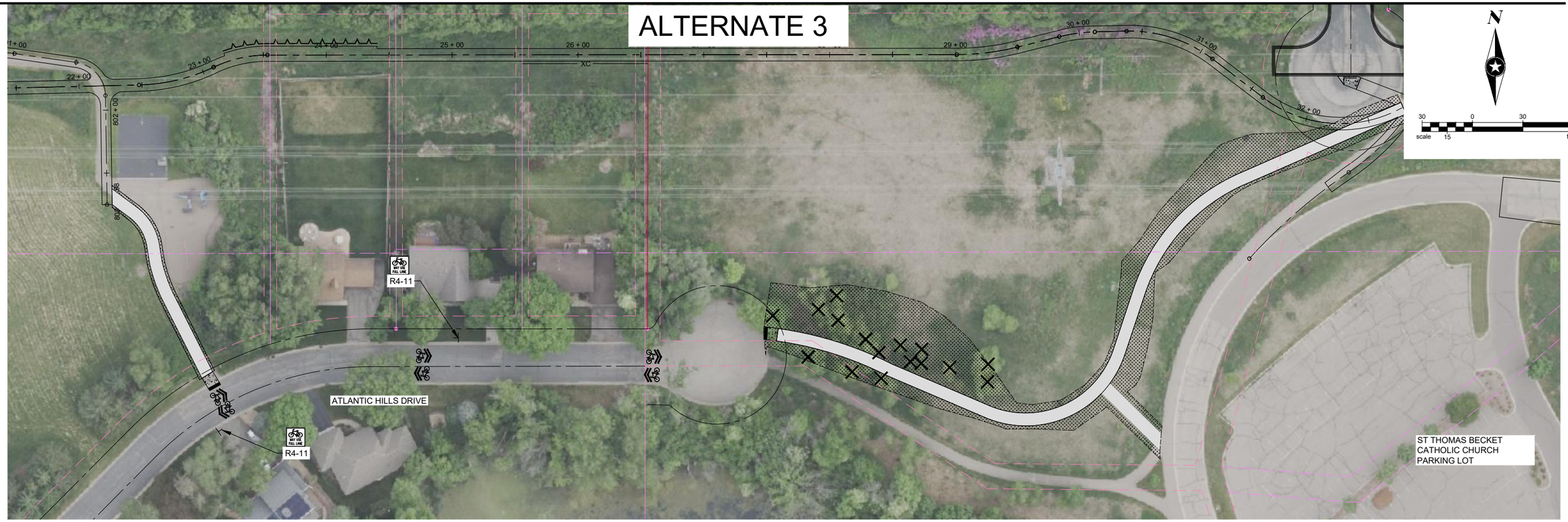
SEH Project	DAKOT157422	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date	SEH	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Drawn By	AD, SS	.			.				PRELIMINARY
Designed By	AD, SS	.			.				WILLIAM BAUER, PE
Checked By	WB	.			.				DATE 06-19-2024 LICENSE NO. 55680

VETERANS MEMORIAL GREENWAY
DAKOTA COUNTY, MINNESOTA

ATLANTIC HILLS DRIVE
ALTERNATE ALIGNMENTS EXHIBIT
SP 019-090-026 SP 1921-121 (TH 3)

Save: 8/19/2025 12:21 PM adegenhardt Plot: 8/19/2025 12:34 PM X:\AE\D\DAKOT\157442\5-final-dsgn\51-drawings\10-Civil\cad\dwg\exhibit\Atlantic Hills Drive Alternates Exhibit.dwg

ALTERNATE 3



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		Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
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VETERANS MEMORIAL GREENWAY
DAKOTA COUNTY, MINNESOTA

ATLANTIC HILLS DRIVE
ALTERNATE ALIGNMENTS EXHIBIT
SP 019-090-026 SP 1921-121 (TH 3)

Veterans Memorial Greenway Phase II Right of Way and Alignment Updates

Physical Development Committee
October 14, 2025

Eddie Buell, Real Estate Supervisor
Tony Wotzka, County Greenways Manager

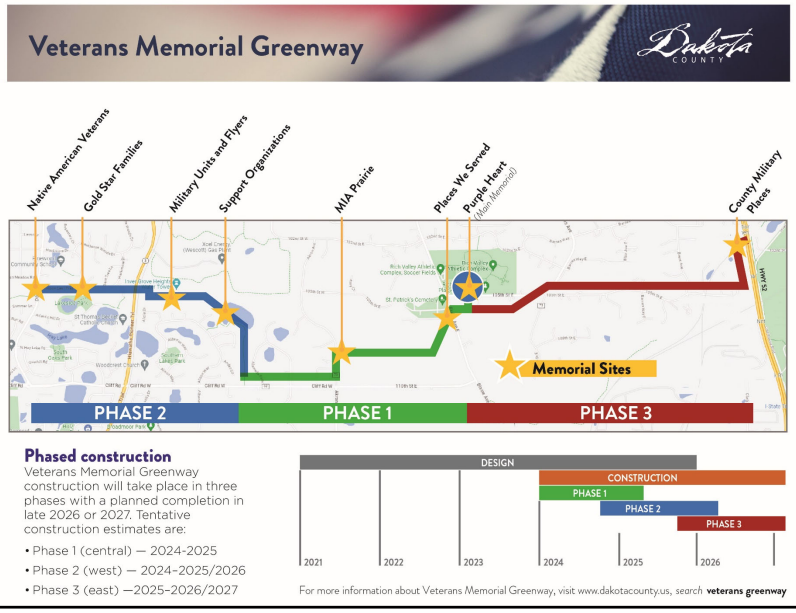
1

Presentation Outline

- Veterans Memorial Greenway Overview
- Phase II – Agreements and Easements
- Alternative Analysis Updates
- Discussion and Questions

2

Project Overview



3

Greenway – Definitions, Principals, Goals

Greenway Guidebook

"2008 vision proposes more than a trail system – it suggests enhanced open space corridors that provide multiple functions and provide multiple community benefits in areas of **1. habitat 2. recreation 3. water quality 4. transportation (*with trails, greenways and linking destinations*)**."

2050 Parks, Greenways, and Natural Systems Vision Plan

Definition – "Greenways are linear parks that perform multiple functions and provide community benefits in the areas of water quality, habitat, recreation, and nonmotorized transportation."

Transportation Plan - Goal 3: Management to Increase Transportation System Efficiency, Improve Safety and Maximize Existing Highway Capacity – listed under CIP Investment Categories – Bicycle, and Greenway Trail Gaps and Crossings

State and Regional	
Metropolitan Council *Metropolitan Council 2050 Regional Trails Policy Plan*	**MnDOT** *2022 State Multimodal Transportation Plan*
Regional Trails provide recreational opportunities along linear pathways or potentially via waterways throughout the metropolitan area. Regional trails play a prominent role alongside the Regional Bicycle Transportation Network, providing recreation and transportation services	TRANSPORTATION SYSTEM Transportation system refers to the various elements and networks that constitute the overall state transportation system such as state and local road networks, sidewalks and trails, transit systems, rail networks, ports and airports, etc

5

Phase II – Easements & Agreements

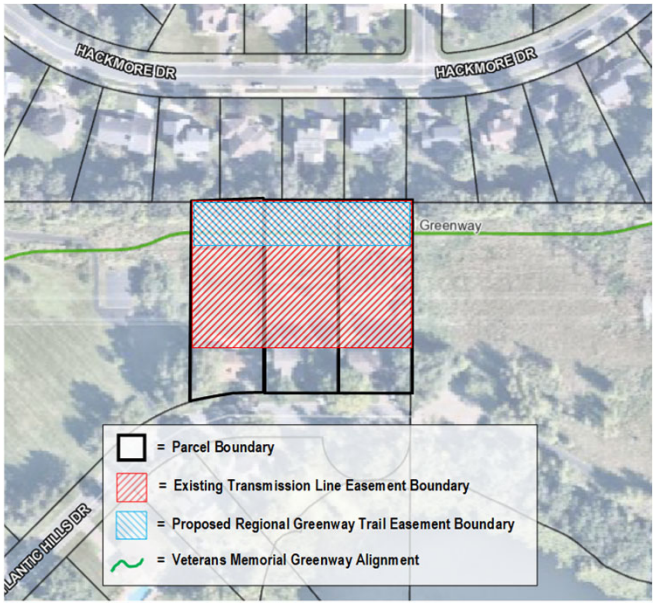
6

Phase II – Negotiations

Orange: properties/easements acquired from private landowners
Blue: properties acquired via agreement
Red: properties that remain unsettled

7

Phase II – Negotiations



This map depicts the existing 200-foot-wide Xcel Energy transmission line easement that runs through the backyard of the subject properties (shown in red hashmarks)

The proposed 60-foot-wide greenway trail easement (shown in blue hashmarks) is located entirely within the existing Xcel Energy easement

8

Phase II – Negotiations

Summary of VMG Trail Easement Negotiations

Parcel	3	4	5
Pacell number	10-44300-01-160	10-44300-01-170	10-44300-01-180
Owner	Jacquelynne and Scott Baker	Robert Snyder	Nicole and Chris Medin
Perm Easement (sq-ft)	6026	6054	6023
Temp Easement (sq-ft)	0	1506	1501
Apprased Value total	$24,000	$25,850	$24,850
First Offer	$24,000	$25,850	$24,850
Property Owners 1st Counteroffer	$100,000	$100,000	$100,000
Owner Concerns	Screening & security	Screening & security	Screening & security
Screening cost	Part of Project Cost	Part of Project Cost	Part of Project Cost
Security cost	$10,000	$10,000	$10,000
Second Offer	$34,000	$35,850	$34,850
Property Owners 2nd Counteroffer	$100,000	$100,000	$100,000

- After directly addressing property owners' concerns with our 2nd offer, the owners remain firm that $100,000 is their price.
- July 30th letter sent informing residents of alignment analysis in front of homes, and 2nd offer still being valid. To date, no response to letter, emails or calls.

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Alignment Matrix

Alignment	Total Cost	Private Property Impacts	User Experience (ranked 1-5)	Public Safety (ranked 1-5)	Other Issues
Preferred: Board Adopted Met Council Adopted Eagan Supported	$170,000	• Back Yard • Perm easement or fee title on existing easements (avg per parcel 6,050sf, .13 acre)	1	1	• Options include condemnation and negotiation • Fee title or easement
Alt 1: 10 ft Trail with 5 ft boulevards	$300,000	• Front Yard • Temp easements (4,602 sf) • Retaining wall on one property • Tree removals on 3 properties	2	2	• Master Plan Amendment required • Met Council approval required • Schedule delays • State Aid Scope Change • Lacks Eagan support
Alt 2: 12 ft Trail w/o boulevard	$270,000	• Front Yard • Temp easements (2,211 sf) • Tree removals on 2 properties	3	3	• Master Plan Amendment required • Met Council approval required • Schedule delays • State Aid Scope Change • Lacks Eagan Support • Snow Removal Challenges
Alt 3: In road with signage	$170,000	• None	4	4	• Master Plan Amendment required • Met Council approval required • Schedule delays • Contrary to Greenway and County Standards • Sets precedent • State Aid Scope Change • Lacks Eagan Support
Gap: No Improvements from Lakeside Park to new bridge	*Engineering *Church Easement revisions	• None	5	5	• Potential impacts of Federal Funding • Schedule delays • Incomplete Greenway • Sets Precedent • Lacks Eagan Support

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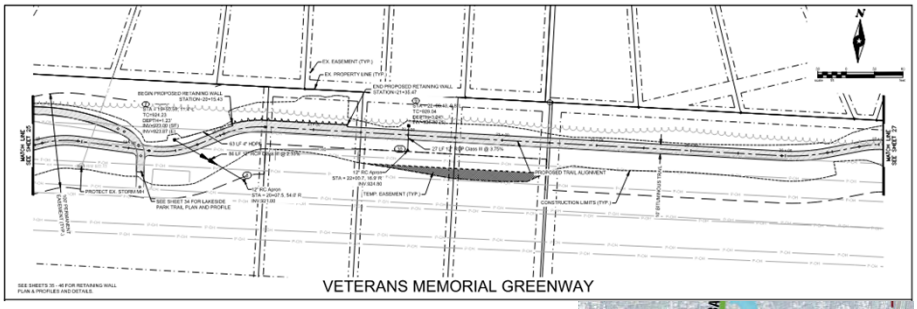
Adopted Plan Alignment

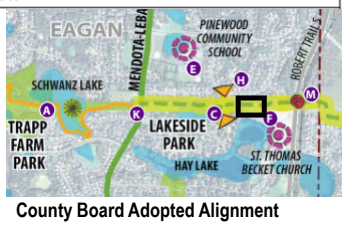


Design Details

- 10' trail, 2' shoulders, slopes of 5% or less, includes 120' retaining wall
- Maintains 130'-150' distance from property decks/patios and homes
- Dakota County and Met Council Regional Trail design compliant
- Design is complete
- Regional Trail Easement recorded on Eagan land. City Donated

Cost & Property Value Impact $170,000

- Trails have been shown to be an amenity, especially when it doesn't affect the usability of the property
- Appraisal already paid and completed, cost for easement/fee known, land encumbered within transmission line easement limiting litigation risks and utility of land does not change



County Board Adopted Alignment
September 2017
Eagan City Council Resolution of Support
August 2017 *(2030 Regional Parks Policy Plan & 2030 Comprehensive Plan compliance)*

11

Preferred Alignment – Fly Through

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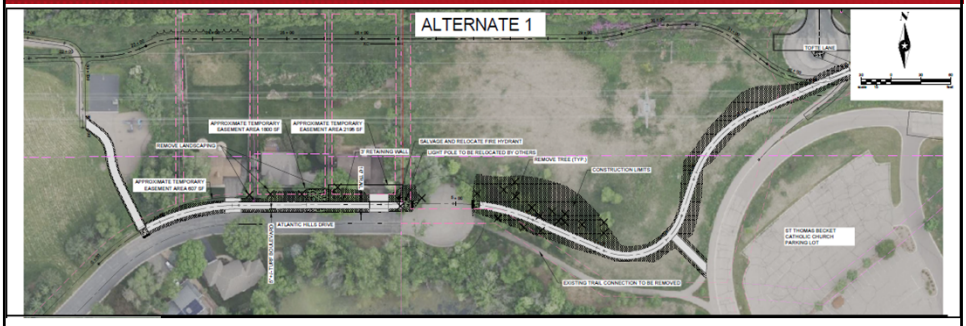
Alternate 1



Design Details **$300,000 scope change**

- 10’ trail, 5’ turf boulevard, back of trail on existing ROW line

Property Rights Impact

- Taking TE from a current usable yard space that will permanently alter the front yards
- Eagan has not approved use of City R/W or *NEW* easements

Property Value Impact

- Taking up additional front yard space and potentially removing large shade-providing trees could result in a permanent diminution of value

ROW Costs

- Requires new appraisals, with potential for increased acquisition costs due to severance or construction interference

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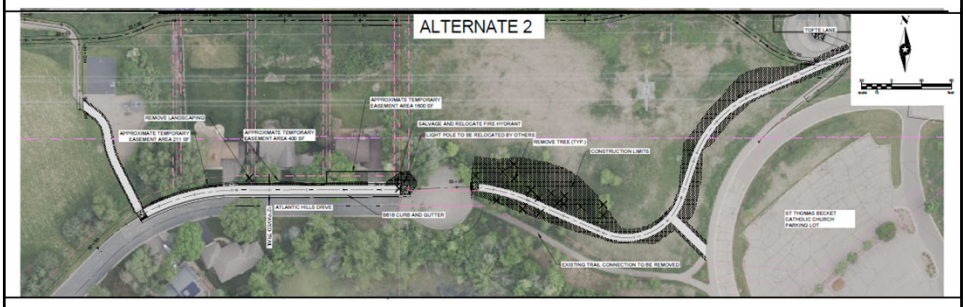
Alternate 2



$270,000 scope change

Design Details
- 12’ trail (10’ trail with 2’ paved shoulder), back of curb, requires replacement of existing curb

Property Rights Impact
- Taking TE from a current usable yard space that will permanently alter the front yards
- Eagan has not approved use of City R/W or *NEW* easements

Property Value Impact
- Taking up additional front yard space and potentially removing large shade-providing trees could result in a permanent diminution of value

ROW Costs
- Requires new appraisals, with potential for increased acquisition costs due to severance or construction interference

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Alternate 3

$170,000 scope change

Design Details
- Shared lanes on Atlantic Hills Drive – Street Signs only

Property Rights Impact
- No property rights impacted
- Eagan has not approved use of City R/W or *NEW* easements

Property Value Impact
- No change in value

ROW Costs
- No ROW to three property owners
- Requires changes to Thomas Beckett Catholic Church easements

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Alternative Alignments – Fly Through

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Met Council Process & Guidance

- Atlantic Hills Drive was never identified as an alternative alignment in the Master Plan.
  - 2050 Regional Parks and Trails Planning Handbook under “Administrative Process for Minor Long-Range Plan Amendments” 1 Month review with a formal Council action letter decision
    - Memo with a description of the purpose for the change and extenuating circumstances behind a potential on-road trail segment
    - Amendment request must demonstrate consistency with:
      - Park and trail classifications (Policy Plan, Section 2 System Plan, Action 1 Classifications)
      - Locating and acquisition criteria (Planning Handbook, Section 4: Natural Systems, Action 1 Locate and Acquire Land).
- Metropolitan Council Design Guidance.
  - 2050 Regional Parks and Trails Policy Plan states "On-road bikeways should only be allowed for short segments where no other off-road solutions are reasonable/viable.
    - Trails may still be within the roadway right-of-way, but they need to be physically separated from vehicle traffic by raised curbs, large planters, or other permanent vertical barriers" and page 105 states "In general, regional trails should be developed away from roadways.”

METROPOLITAN COUNCIL

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External Funds Summary

Budget & Funding Source Summary	Awarded Amounts	Expiration or Obligation Dates
External Funds		
• ML2020 State Bonding	$5,000,000	12/31/2027 Grant Expiration
• Federal Directed	$4,950,000	9/30/2026 Funds Expire
• ML2023 State Bonding	$5,000,000	12/31/2027 Grant Expiration
• Federal Directed Highway 3 Bridge	$1,000,000	9/30/2026 Funds Expire
• MN Department of Admin – Tunnel Mural	$20,000	6/30/2026 Funds Expire
Total External Funds	**$15,970,000**	

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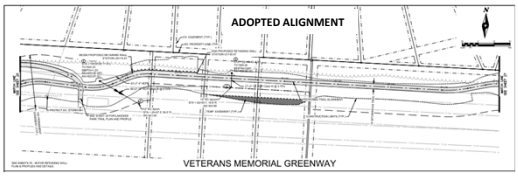
Discussion – Direction on Alignment



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Dakota COUNTY
Thank You!
Tony Wotzka, PLA
Greenways Manager
Dakota COUNTY
forever wild
PARKS
P 952-891-7966
E Tony.Wotzka@Co.Dakota.MN.US
A 14955 Galaxie Ave, Apple Valley, MN 55124
= He/Him
Dakota COUNTY

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Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4968 **Agenda #:** 8.1 **Meeting Date:** 10/14/2025

Adjournment