



Dakota County

Physical Development Committee of the Whole

Minutes

Tuesday, December 2, 2025

1:00 PM

Conference Room 3A, Administration
Center, Hastings

1. Call to Order and Roll Call

Due to Commissioner Holberg's absence, Commissioner Slavik chaired the meeting.

The meeting was called to order at 1:01 p.m. by Commissioner Slavik.

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

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.

2. Audience

Commissioner Slavik 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: Laurie Halverson

Ayes: 6

4. Consent Agenda

4.1 Approval Of Minutes Of Meeting Held On November 6, 2025

Motion: Liz Workman

Second: Mary Hamann-Roland

Ayes: 6

5. Regular Agenda

5.1 Approval Of 2026 Planning Commission Work Plan

Motion: Joe Atkins

Second: Mary Hamann-Roland

Kurt Chatfield, Planning Manager, presented the topic and answered questions. Barry Graham, Planning Commissioner and Vice Chair of the Planning Commission, also addressed the committee to highlight the importance of community input and active participation.

Staff provided an overview of the plans recommended for review by the Planning Commission in 2026 and the planned schedule of six meetings over the course of the year. The meeting frequency is a result of previous years, when many of the 12 scheduled meetings were cancelled due to a lack of topics or a lack of a quorum. The reduced frequency of meetings will ensure that Planning Commissioners' insights and input will be focused on the most important and impactful items. If additional time is required to ensure a thorough review of the identified plans, additional meetings can be added during the year.

WHEREAS, Dakota County Ordinance No. 118 establishes the powers and duties of the Planning Commission to make recommendations on plans, policies, and programs, as directed by the County Board; and

WHEREAS, County Policy No. 1015 provides direction regarding citizen advisory committees and states that the Planning Commission is required to consult annually with the County Board to seek concurrence regarding the topics they will study or on which they will advise the County Board; and

WHEREAS, the County Board has identified topics for 2026, including the preparation of plans for natural resources, parks, greenways, and transportation; and

WHEREAS, the Planning Commission's 2026 Work Plan is consistent with County Board projects.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby approves the Planning Commission's 2026 Work Plan as presented to the Physical Development Committee of the Whole on December 2, 2025.

This item was approved and recommended for action by the Board of Commissioners on 12/16/2025.

Ayes: 6

5.2 Approval Of Right Of Way Acquisition And Authorization To Initiate Quick-Take Condemnation For Regional Trail Easement For Veterans Memorial Greenway In Cities Of Eagan And Inver Grove Heights, County Project P00147

Motion: Liz Workman

Second: Joe Atkins

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

The preferred alignment by the City of Eagan remains the original adopted alignment along the Xcel Energy Easement in the back yards of the three parcels. Any changes to the adopted alignment would require City and Met Council approval. Information related to a potential alternative alignment along Atlantic Hills Drive was provided to each of the property owners. Ongoing discussions with the three remaining property owners have not yet yielded any final agreements.

In order to move this project along, staff requested approval to initiate a quick-take condemnation for this project. Staff will continue to negotiate with the landowners to try to come to an agreement before formal condemnation proceedings occur.

WHEREAS, by Resolution No. 08-162 (April 4, 2008), the Dakota County Board adopted the Dakota County Park System Plan that establishes a vision for a 200-mile network of connected greenway trails to provide safe and efficient multi-modal transportation across the region, along with high-quality recreational and educational opportunities which harmonize with natural resource preservation; and

WHEREAS, as part of this vision, by Resolution No. 17-493 (September 26, 2017), the Dakota County Board of Commissioners approved the Rich Valley Regional Greenway Master Plan, now known as the Veterans Memorial Greenway Master Plan, to honor Dakota County's more than 25,000 veterans; and

WHEREAS, consistent with the above-stated policies, Dakota County is proceeding with the Veterans Memorial Greenway County Project (CP) P00147, to construct approximately five miles of regional trail, including interpretive nodes placed along the trail that honor and recognize the sacrifice made by veterans and provide a place for healing and sharing their stories through interpretative elements; and

WHEREAS, Dakota County is the lead agency for design, construction administration, and right of way acquisition for the Project; and

WHEREAS, construction is proposed to begin in 2026, and the project is being partially funded with federal funds, which require the timely acquisition of right of

way for the authorization of project bidding; and

WHEREAS, the County Board previously authorized acquisition of right of way for Parcels 3, 4, and 5 through direct negotiation by Resolution No. 24-594 (December 3, 2024); and

WHEREAS, negotiations have not resulted in acquisition agreements for Parcels 3, 4, and 5; and

WHEREAS, in order to maintain the project schedule and comply with funding requirements, Dakota County must proceed with quick-take condemnation to acquire the required easements.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby authorizes the County Attorney's Office to initiate quick-take condemnation of the following parcels:

20-58500-04-070 - Jacquelynn and Scott Baker - Parcel 3

A permanent easement for greenway purposes over, under, and across the north 60.27 feet of Lot 16, Block 1, Lakeside Estates, according to the recorded plat thereof, Dakota County, Minnesota.

Said greenway easement contains approximately 6,026 square feet.

10-44300-01-170 - Robert Snyder - Parcel 4

A temporary easement for greenway purposes over, under, and across the south 15.00 feet of the north 75.27 feet of Lot 17, Block 1, Lakeside Estates, according to the recorded plat thereof, Dakota County, Minnesota.

A permanent easement for greenway purposes over, under, and across the north 60.27 feet of Lot 17, Block 1, Lakeside Estates, according to the recorded plat thereof, Dakota County, Minnesota.

Said temporary easement contains approximately 1,506 square feet.
Said greenway easement contains approximately 6,054 square feet.

10-44300-01-180 - Nicole Medin - Parcel 5

A temporary easement for greenway purposes over, under, and across the south 15.00 feet of the north 75.27 feet of Lot 18, Block 1, Lakeside Estates, according to the recorded plat thereof, Dakota County, Minnesota.

A permanent easement for greenway purposes over, under, and across the north 60.27 feet of Lot 18, Block 1, Lakeside Estates, according to the

recorded plat thereof, Dakota County, Minnesota.

Said temporary easement contains approximately 1,501 square feet.

Said greenway easement contains approximately 6,023 square feet.

This item was approved and recommended for action by the Board of Commissioners on 12/16/2025.

Ayes: 5

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

Nay: 1

Commissioner Slavik

5.3 Update And Direction On County State Aid Highway 54 Expansion In Ravenna Township, County Project 54-011

John Sass, Project Manager, presented an item addressing the committee's questions.

Staff and Commissioners discussed the costs, benefits, and impacts of adding a trail to the County Road 54 and Mississippi River Greenway Extension Project. Four alternatives were discussed, including the road project without a trail, the road project with a paved trail, the road project with grading for a trail, and the road project with a trail planned in the future. This stretch of County State Aid Highway 54 has experienced over 200 crashes in the past 10 years. Three miles lack adequate shoulders, most intersections lack turn lanes, and eight curves do not meet current design standards. Adding the trail would enhance corridor safety, improve multimodal access, boost recreation, and provide a connection to Prairie Island and the regional trail network. Additional right-of-way for the trail is estimated to cost \$500K, and the additional cost to pave the trail is estimated at \$1.3M.

Staff were directed to proceed with developing the project to include a paved trail and to continue to explore options for external funding for this project. One commissioner stressed trying to keep the trail within a 110-foot right-of-way whenever possible to avoid extra costs and impacts on private property.

Information only; no action requested.

6. Physical Development Director's Report

Mr. Fischer, Physical Development Director, provided a written update to the committee, highlighting the environmental impact statement (EIS) for the Nelson mine near Spring Lake Park Reserve. The city approved the EIS despite receiving comments from organizations such as Dakota County, Metropolitan Council, Department of Natural Resources, and the Army Corps of Engineers indicating that the document did not sufficiently address their concerns. The Metropolitan Council is considering challenging the sufficiency of the document. The DNR has indicated that they plan to address the issues they identified with the EIS through permitting instead of contesting the EIS. Key issues for Dakota County include noise, lighting,

and 24-hour operations. Based on the discussion, staff will continue discussions with the Metropolitan Council and will bring a resolution to support challenging the sufficiency of the EIS on December 16, 2025, if the Metropolitan Council decides to move forward with a challenge.

7. Future Agenda Items

Chair, Commissioner Mike Slavik, 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: Joe Atkins

Second: Mary Hamann-Roland

On a motion by Commissioner Joe Atkins, seconded by Commissioner Mary Hamann-Roland, the meeting was adjourned at 2:04 p.m.

Ayes: 6

Respectfully submitted,
Liz Hansen
Administrative Coordinator