



Dakota County

Physical Development Committee of the Whole Agenda

Tuesday, May 13, 2025

9:30 AM

Conference Room 3A, Administration
Center, Hastings

(or following General Government and Policy)

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

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 April 15, 2025

4.2 Parks - Authorization To Amend Contract With HKGi For Miesville Ravine Park Reserve Site Improvement

5. Regular Agenda

5.1 *Environmental Resources* - Presentation Of Dakota County Soil And Water Conservation District Annual Report

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

5.3 *Physical Development Administration* - Information And Direction On Existing Acquisition Option On Vance B. Grannis Jr. Trust Property In Inver Grove Heights

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-4527

Agenda #: 3.1

Meeting Date: 5/13/2025

Approval of Agenda (Additions/Corrections/Deletions)



Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4529

Agenda #: 4.1

Meeting Date: 5/13/2025

Approval Of Minutes Of Meeting Held On April 15, 2025



Dakota County

Physical Development Committee of the Whole

Minutes

Tuesday, April 15, 2025

9:30 AM

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

(or following General Government and Policy)

1. Call to Order and Roll Call

The meeting was called to order at 9:43 a.m. by Commissioner Holberg.

Present

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

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

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: Laurie Halverson

Ayes: 7

4. Consent Agenda

4.1 Approval Of Minutes Of Meeting Held On March 18, 2025

Motion: Joe Atkins

Second: Laurie Halverson

Ayes: 7

4.2 Authorization To Execute Joint Powers Agreements With Independent School District 199, And Inver Hills Community College For Interpretive And Wayfinding Installations And Programming Implementation Along Unity Trail

Motion: Joe Atkins

Second: Laurie Halverson

WHEREAS, the Dakota County Parks Visitor Services Plan directed staff to increase awareness of Dakota County Parks and its services across all communities, including current users, new users, and under-represented groups; and

WHEREAS, the Unity Trail project includes the construction of seven interpretive and wayfinding nodes along a five-mile loop to create connections between the Mississippi Regional Greenway and important Community Centers; and

WHEREAS, the Unity Trail project will provide outreach programming at different locations to raise awareness of the Unity Trail and its themes and activate the Trail; and

WHEREAS, Dakota County and Inver Hills Community College are governmental units as that term is defined in Minn. Stat. § 471.59; and

WHEREAS, Minn. Stat. § 471.59 authorizes State and local governmental units to jointly or cooperatively exercise any power common to the contracting parties; and

WHEREAS, Inver Hills Community College has requested the County include as part of the Community Project certain interpretive signage and public art benches to be located along trail extensions from the Greenway on College property; and

WHEREAS, a joint powers agreement (JPA) with Inver Hills Community College to design and install interpretive signage and public art benches to be located along trail extensions from the Greenway on College property would enhance the trail by providing the public additional spaces for outdoor experiences and increased connections to the Unity Trail and the Mississippi River Greenway; and

WHEREAS, the County will be responsible for the design, solicitation, and purchasing of the wayfinding and interpretive signage for the Community Project using grant funding, and the College shall be responsible for designating appropriate locations for the installations, granting a license for the County to install, maintain, repair and replace the Community Project Improvements on College property, for a minimum period of ten years following installation of the Improvements, and provide basic maintenance for the Community Project Improvements and the Trails following installation; and

WHEREAS, Inver Hills Community College has requested the County make the Programs being offered at the Inver Glen Library available to its students due in part to the proximity of the Unity Trail to the College; and

WHEREAS, a JPA with Inver Hills Community College to provide student engagement programs consisting of various arts and cultural programs intended to engage students with themes relating to the Unity Trail would increase awareness and visitation of the Unity Trail; and

WHEREAS, the County and School District No. 199 are governmental units as that term is defined in Minn. Stat. § 471.59; and

WHEREAS, Minn. Stat. § 471.59 authorizes local governmental units to jointly or cooperatively exercise any power common to the contracting parties; and

WHEREAS, School District No. 199 has requested the County make the Programs offered at the Inver Glen Library available to Simley High School students due in part to the proximity of the Unity Trail to the school; and

WHEREAS, a JPA with Independent School District No. 199 to provide youth engagement programs consisting of various arts and cultural programs intended to engage youth with themes relating to the Unity Trail would increase awareness and visitation of the Unity Trail; and

WHEREAS, there are sufficient funds to complete the project, the total of cash contributions include grant revenue of \$160,000; Dakota County cash match contribution of \$70,000; City of Inver Grove Heights cash contribution of \$15,000; and \$20,000 of State Health Improvement Partnership dollars to support the bike programming as authorized by Resolution No. 22-170 (April 19, 2022).

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby authorizes the Physical Development Director, or their designee, to execute a joint powers agreement with Inver Hills Community College for the design and installation of wayfinding signage upon execution by both of the parties that shall continue in effect through June 30, 2026 or until completion by the parties of their respective obligations under this Agreement, whichever occurs first, unless earlier terminated by law or according to the provisions of this Agreement, subject to approval by the County Attorney's Office as to form; and

BE IT FURTHER RESOLVED, That the Dakota County Board of Commissioners hereby authorizes the Physical Development Director or their designee to execute a joint powers agreement with Inver Hills Community College to provide a student engagement program that consists of various arts and cultural programs intended to engage students with themes relating to the Unity Trail

that shall be effective upon execution by both of the parties and shall continue in effect through June 30, 2026, or until completion by the parties of their respective obligations under this Agreement, whichever occurs first, unless earlier terminated by law or according to the provisions of this Agreement, as substantially presented to the Physical Development Committee of the Whole on March 18, 2025 and subject to approval by the County Attorney's Office as to form; and

BE IT FURTHER RESOLVED, That the Dakota County Board of Commissioners hereby authorizes the Physical Development Director to execute a joint powers agreement with School District No. 199 for the Unity Trail Youth Engagement Program that shall be effective upon execution by both of the parties and shall continue in effect through June 30, 2026, or until completion by the parties of their respective obligations under this Agreement, whichever occurs first, unless earlier terminated by law or according to the provisions of this Agreement, 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 4/22/2025.

Ayes: 6

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

Nay: 1

Chairperson Holberg

- 4.3** Authorization To Award Bid And Execute Contract With Schumacher Excavating Inc. And Amend 2025 Adopted Budget For State-Funded Township Bridge Replacement Projects, Existing Bridge L3285 Located In Hampton and Douglas Townships, And Existing Bridge L3249 Located in Marshan Township, County Projects 97-144 And 97-164

Motion: Joe Atkins

Second: Laurie Halverson

WHEREAS, to provide a safe and efficient transportation system, Dakota County is proceeding with the County Projects (CP) 97-144 and 97-164; and

WHEREAS, CP 97-144 construction includes the replacement of structurally deficient township bridge L3285 located on Inga Avenue in Hampton and Douglas Townships; and

WHEREAS, CP 97-164 construction includes the replacement of structurally deficient township bridge L3249 located on 205th Street East in Marshan Township; and

WHEREAS, Dakota County is the lead agency for CP 97-144 and CP 97-164, with construction scheduled to begin in summer 2025 following authorization of a budget amendment and execution of a construction contract; and

WHEREAS, the 2025 Capital Improvement Program Adopted Budget requires amendment for CP 97-144 and 97-164 to continue with the construction contract with Schumacher Excavating Inc.; and

WHEREAS, the 2025 CIP budget includes \$200,000 for CP 97-144 construction; and

WHEREAS, a budget amendment of \$359,176.05 is requested to cover engineering design, construction administration, and construction costs for CP 97-144; and

WHEREAS, sufficient funds exist in the State-funded town bridge account (SAAS Acc. 75 and 76), State grant (SAAS Acc. 379 by MnDOT grant agreement number 1057925), and Township cost-shares to cover the engineering design, construction administration, and construction costs for CP 97-144; and

WHEREAS, the 2025 CIP budget includes \$200,000 for CP 97-164 construction; and

WHEREAS, a budget amendment of \$138,710.30 is requested to cover engineering design, construction administration, and construction costs for CP 97-164; and

WHEREAS, sufficient funds exist in the State-funded town bridge account (SAAS Acc. 75), Minnesota Department of Natural Resources (DNR) grant (contract no. DCA22093), and Township cost-shares to cover engineering design, construction administration, and construction costs for CP 97-164; and

WHEREAS, by Resolution No. 24-125 (March 12, 2024), County staff executed an agreement with the DNR (DCA22093 to encumber 25% of construction costs) for CP 97-164; and

WHEREAS, MN State administrative rule 8820.1500 allows ninety-five percent (95%) of the Town Bridge Account funds be released as soon as possible after the District State Aid Engineer (DSAE) receives initial State Aid pay request; and

WHEREAS, State grant (SAAS Acc. 379 by MnDOT grant agreement number 1057925) is reimbursable at the time of pay request by the contractor; and

WHEREAS, no County funds are allocated to CP 97-144 and CP 97-164.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby authorizes its Transportation Director to execute a contract with Schumacher Excavating Inc. in an amount not to exceed \$439,176.05 for CP 97-144, subject to approval by the County Attorney's Office as to form; and

BE IT FURTHER RESOLVED, That the Dakota County Board of Commissioners hereby authorizes its Transportation Director to execute a contract with Schumacher Excavating Inc. in an amount not to exceed \$262,710.30 for CP 97-164, subject to approval by the County Attorney's Office as to form; and

BE IT FURTHER RESOLVED, That the 2025 Capital Improvement Program budget is hereby amended to include additional funds for County Project 97-144 as follows:

<u>Expense</u>	
County Project 97-144	\$ 359,176.05
Total Expense	\$ 359,176.05
<u>Revenue</u>	
2023 LBRP Funds (SAAS Acct 379) - Construction	\$ 181,812.77
Regular Town Bridge Funds (SAAS Acct 76) - Construction	\$ 47,363.28
Local Town Funds - Construction	\$ 10,000.00
Special Town Bridge Funds (SAAS Acct 75) - Engineering	\$ 110,000.00
Local Town Funds - Engineering	\$ 10,000.00
Total Revenue	\$ 359,176.05

; and

BE IT FURTHER RESOLVED, That the 2025 Capital Improvement Program budget is hereby amended to include additional funds for County Project 97-164 as follows:

<u>Expense</u>	
County Project 97-164	\$ 138,710.30
Total Expense	\$ 138,710.30
<u>Revenue</u>	
Regular Town Bridge Fund (SAAS Acct 76) - Construction	\$ 27,032.72
Local Town Funds - Construction	\$ 10,000.00
DNR Grant - Construction	\$ 65,677.58
Regular Town Bridge Funds (SAAS Acct 76) - Engineering	\$ 26,000.00
Local Town Funds - Engineering	\$ 10,000.00
Total	\$138,710.30

This item was approved and recommended for action by the Board of Commissioners on 4/22/2025.

Ayes: 7

5. Regular Agenda

- 5.1 Authorization To Release Draft 2050 Vision Plan for Parks, Greenways, And Natural Systems For Public Review

Motion: Mary Hamann-Roland

Second: Joe Atkins

Lil Leatham, Principal Planner, presented the 2050 Vision Plan for public review regarding parks, greenways, and natural resources. Parks Director Niki Geisler participated in the discussion.

The commissioners emphasized the need for standardized wayfinding for trails in Dakota County. Staff members noted that enhancements to trail marking, including pilot projects, are underway.

The commissioners praised the public engagement process and recognized the diversity among park users. They requested that the Dakota County Disability Advisory Council review the plan and suggested developing a user-friendly greenway app for greenway navigation. The Board also clarified that staffing models should be explored for a future discussion with the Board.

The item concluded with a reminder about an Earth Day event in Lakeville on April 26, encouraging staff to engage the public in reviewing the plan at this event.

WHEREAS, the Draft 2050 Vision Plan for Parks, Greenways, And Natural Systems (Vision Plan) has been prepared for public review; and

WHEREAS, the plan frames work and investment in Dakota County's parks, greenways, and natural systems for the next 25 years; and

WHEREAS, the updated vision is *Nature Protected, Community Reflected, All Are Connected*; and

WHEREAS, the vision is supported by goals and strategies; and

WHEREAS, the Dakota County Physical Development Committee of the Whole has reviewed and provided feedback on much of the Vision Plan content in March, April, May, and October of 2024, and in January 2025; and

WHEREAS, the Dakota County Planning Commission reviewed the draft Vision Plan on March 27, 2025, and recommended release for public review.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby authorizes that the Draft 2050 Vision Plan for Parks, Greenways, And Natural Systems 2050 be released for a public review period of April 22 - May 20, 2025.

This item was approved and recommended for action by the Board of Commissioners on 4/22/2025.

Ayes: 7

5.2 Authorization For Contract Amendment Three With Short-Elliott-Hendrickson, Inc. To Provide Additional Design For Greenway Trail And Memorial Nodes And Construction Administration For Veterans Memorial Greenway In Cities Of Inver Grove Heights And Eagan, County Project P00147

Motion: Joe Atkins

Second: Mike Slavik

Tony Wotzka, Parks Greenways Manager presented this topic and responded to questions. Niki Geisler, Parks Director also spoke to this item.

Staff provided a summary of the three phases of this project and the need for additional design and construction observation and administration for this project.

Staff also provided an overview of the project budget, including the external funds that have been secured for the project. The overall budget is now at \$28,350,000 with over \$15,950,000 of external funding secured from State and Federal Sources, and another \$3M pending in a 2025 state request. A total of \$12.4M in local match (Dakota County Environmental Legacy Fund and Park Fund) is included in the budget at this time. Total project costs are estimated between \$24,494,495 and \$27,490,485, depending on whether or not the enhanced nodes are constructed for phase II and III (estimated \$3.4M). The budget exceeds the estimated project cost because the local budgeted funds for the project were not reduced, as external funds were secured.

Previous Board discussions had indicated that the enhanced nodes may be constructed through collaborations with local civic organizations.

As the Capital Improvement Plan (CIP) discussions approach in July, an update on construction management costs and the rationale for external consultants is needed, alongside the long-term priorities for the county's greenway system. Staff are to provide context on budget challenges and potential solutions.

WHEREAS, to provide a safe and efficient transportation system, Dakota County is proceeding with the Veterans Memorial Greenway County Project (P00147); and

WHEREAS, the Veterans Memorial Greenway project is for preliminary and final engineering, railroad coordination, and public engagement services in the cities of Inver Grove Heights and Eagan; and

WHEREAS, the County is the lead agency for the Project; and

WHEREAS, the County utilized public engagement for this project, including public open houses, project websites, and project mailings; and

WHEREAS, by Resolution No. 20-430 (September 1, 2020), the County executed a contract with Short-Elliott-Hendrickson, Inc. for preliminary and final

design engineering consulting services; and

WHEREAS, County staff recognizes and recommends that the proposed additional tasks are necessary to complete the project successfully; and

WHEREAS, staff negotiated an amount of \$1,755,000 with Short-Elliott-Hendrickson, Inc., to complete the work; and

WHEREAS, the 2025 Parks Capital Improvement Program Budget includes sufficient funding for the Veterans Memorial Greenway.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby authorizes the Physical Development Director, or designee, to execute an amendment to the contract with Short-Elliott-Hendrickson, Inc., for additional services necessary for the Veterans Memorial Greenway in an amount not to exceed \$1,855,000, resulting in a total amended contract not to exceed \$4,249,796 including a \$100,000 contingency, 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 4/22/2025.

Ayes: 6

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

Nay: 1

Chairperson Holberg

6. Physical Development Director's Report

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

7. Future Agenda Items

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

8. Adjournment

8.1 Adjournment

Motion: Mary Hamann-Roland

Second: William Droste

On a motion by Commissioner Mary Hamann-Roland, seconded by Commissioner William Droste, the meeting was adjourned at 10:51 a.m.

Ayes: 7

Respectfully submitted,
Liz Hansen
Administrative Coordinator

DRAFT



Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4498

Agenda #: 4.2

Meeting Date: 5/13/2025

DEPARTMENT: Parks

FILE TYPE: Consent Action

TITLE

Authorization To Amend Contract With HKGi For Miesville Ravine Park Reserve Site Improvement

PURPOSE/ACTION REQUESTED

Authorize contract amendment with HKGi for professional design services for the Miesville Ravine Park Reserve (MRPR) Site Improvement project, County Project #2000236.

SUMMARY

By Resolution No. 23-444 (September 26, 2023), the Parks 2024 -2028 CIP adopted budget includes a project to design and construct site developments to make MRPR a better place to serve the adjacent communities. By Resolution No. 24-091 (February 27, 2024), the Dakota County Board of Commissioners authorized the MRPR Master Plan, which outlines the site improvement plans.

Following the five-year plan from the MRPR Master Plan, this project will complete site improvements, including at the Cannon River and Trout Brook Valley. The scope includes providing a new gravel entry road and turnaround with parking; adding a kayak launch, a trout brook touch point, and fishing platforms; restoring the existing picnic area; upgrading the existing trail accessibility; creating new trails; exploring possibilities to provide running water; and replacing the footbridge over Trout Brook. In addition to the site improvements, interpretation elements will be provided as part of the project.

By Resolution No. 24-545 (November 12, 2024), the Board approved the selection of HKGi to provide professional design services. Starting in December 2024, staff worked with HKGi to develop Schematic Design. Staff reviewed the initial concept with Tribal Partners virtually on February 6, 2025. A public open house was held in person on February 6, 2025, and project materials were published online for public comments. A public and private stakeholder workshop was held in person on February 7, 2025.

Based on the preliminary design, cost estimating was conducted. Staff is working on potential options to lower the cost, which includes looking at lower cost options for drinking water at the site.

Meanwhile, the design team is waiting for wetland delineation in June 2025, which may impact the current design solution. After wetland delineation, staff will finalize the scope reduction and present the revised design to the County Board.

A large portion of the site is located on a wetland and floodplain, and surrounded by protected water, specifically the Trout Brook and the Cannon River. Because the site is in both Dakota County and

Goodhue County, it will need to go through dual county permitting. An Xcel transmission line is in the middle of development and requires a more extensive encroachment agreement and process than anticipated. In initial permit acquisition consulting, additional permits from a variety of agencies, including the Federal Emergency Management Agency, the Minnesota Pollution Control Agency, the Army Corps of Engineers, and the Minnesota Department of Natural Resources will be necessary. Consequently, upon review by these agencies, the design may need additional revisions. Therefore, an additional service of \$98,650 is requested to be approved. The total new contract amount will be \$272,595. The proposal of additional service request is included in Attachment 1, Fee Proposal Increase Justification.

RECOMMENDATION

Staff recommend that the County Board authorize a contract amendment with HKGi increasing the amount by \$98,650 to a total of \$272,595.

EXPLANATION OF FISCAL/FTE IMPACTS

The 2024 Parks CIP includes \$1,704,889 in total funding for this project. This is sufficient to cover these additional services.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Current budget | <input type="checkbox"/> Other |
| <input type="checkbox"/> Amendment Requested | | <input type="checkbox"/> New FTE(s) requested |

RESOLUTION

WHEREAS, by Resolution No. 23-444 (September 26, 2023), the 2024 -2028 Parks Capital Improvement Program (CIP) Adopted Budget includes a project to design and construct site developments making Miesville Ravine Park Reserve (MRPR) a better place to serve the adjacent communities; and

WHEREAS, by Resolution No. 24-091 (February 27, 2024), the Dakota County Board of Commissioners authorized the MRPR Master Plan, which outlines the site improvement plans; and

WHEREAS, by Resolution No. 24-545 (November 12, 2024), the Board approved to select HKGi to provide professional design services; and

WHEREAS, since December 2024, staff has worked with a design team led by HKGi to progress the design and related review process; and

WHEREAS, staff reviewed the initial concept with tribal partners virtually on February 6, 2025; and

WHEREAS, a public open house was held in person on February 6, 2025, and project materials were published online for public comments; and

WHEREAS, a public and private stakeholder workshop was held in person on February 7, 2025; and

WHEREAS, due to the complicated physical site conditions and the extensive permitting process, an additional service fee of \$98,650 is required.

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby

authorizes a contract amendment to increase the contract with HKGi by \$98,650 to a total \$272,595, subject to approval by the County Attorney's Office as to form.

PREVIOUS BOARD ACTION

23-444; 9/26/23

24-091; 2/27/24

24-545; 11/12/24

ATTACHMENTS

Attachment: Fee Proposal Increase Justification

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



April 21st, 2025

Jay Biedny, Capital Projects Manager
Yao Xiao, Senior Project Manager
Dakota County
Administration Center
1590 Highway 55
Hastings, MN 55033

RE: Miesville Ravine Park Reserve Improvements Additional Services Request

Dear Jay and Yao,

The HKGi Team is grateful for the opportunity to assist the County in implementing the first phase of improvements at Miesville Ravine Park Reserve. Our first few months of design exploration, engagement with staff and stakeholders, and agency coordination have provided the team with a better understanding of the site conditions and the anticipated regulatory approval requirements of proposed project components, both of which have proven complex. We knew this was a possibility and noted in our interview that our base proposal hinged on an ideal permitting scenario (which is no longer feasible), and additional permitting complexity would require additional time and fee.

At the time the RFP was issued, not all background information was yet available to determine the project's specific requirements or complexity, and we submitted a proposal based on the knowns rather than the unknowns. Without a complete project area survey and tree inventory, geotechnical information, a wetland delineation, information on the Xcel easement or the implications of dual-county permitting jurisdiction, our project team could not accurately predict the degree of coordination, nor the number of permits that would be necessary. We assisted the County with the collection of supplemental background information to inform the requested design components and conducted proactive permitting due diligence that we believe will save the project from reactive budget overruns in the future. Now that the path forward is clearer, the HKGi team is requesting additional services necessary to see the project through to completion.

With what we now know of the project and based on agency guidance, the project schedule must be shifted to accommodate the required review timelines. That results in a January 2026 bid and spring-summer 2026 construction. This extended scenario requires the following additional services that our team is prepared to fold into our existing contract:

1. In order to initiate the identified project improvements, Dakota County needs secure permits and approvals from the variety of agencies (FEMA, MPCA, Army Corps of Engineers, MnDNR), Local Government Units (Townships spanning two counties), and organizations (Xcel) that have jurisdiction over the project area, requiring our team to expand the scope of permitting services, including:
 - a. Due diligence reviews of code, statutes, and preparation of a permitting matrix
 - b. Upkeep of a permitting schedule to track review timelines and submittals

- c. Additional project management and administration time over multiple months to coordinate meetings, cater design approaches to optimally and efficiently meet permit requirements, and produce deliverables for all entities
- d. Scheduling and attendance at additional permit review meetings with the entities identified above
- e. Preparation of permitting documents for submittal through approvals
 - i. The following permits and approval processes were included in our original scope (for reference):
 - 1. WCA Permitting
 - a. Army Corps of Engineers – Clean Water Act Section 404
 - 2. Dakota County Ordinance 50 – Land Use Alteration
 - 3. MN State Stormwater Construction Permit Design
 - ii. The following permits and approval processes ARE included in this Additional Services Request:
 - 1. FEMA No Rise Certification
 - a. Requires hiring of a consultant (EOR) to complete the HEC-RAS modeling for the FEMA No Rise Certification floodplain permit (\$9,300)
 - 2. Section 401 Water Quality Certification Pre-Filing Meeting (assumes Permit will not be required as features will be designed so that impacts remain above Ordinary High Water Mark)
 - 3. Goodhue County Land Use Alteration
 - 4. DNR Public Waters Permit
 - iii. The following permits and approval processes were not included in the original scope of work and are not included in this Additional Services Request. Should any of these permits be required, additional fees would be necessary for the project team to facilitate these approvals processes:
 - 1. USFWS Permit to Take endangered species (if encountered this could possibly be handled by county natural resources staff)
 - 2. CLOMR (Would be triggered if FEMA No Rise Certification is not feasible: \$50k-\$100K estimated cost range is typical for this process)
 - 3. Section 401 water Quality Certification (beyond the pre-filing meeting)
 - 4. Goodhue County Drinking Water Well permit (considered in the scope of the hired well contractor prior to construction)
- f. Permitting fees. The consultant team is prepared to pay permit fees upfront and submit for reimbursement through the County if agreed upon by the County when it helps facilitate the process and keep the project on schedule.

- i. Fees vary, as certain agencies charge based on time spent reviewing, while others charge a standard fixed fee. Fees for all permits included in this scope of work will not likely exceed \$10,000. Each permit fee will be confirmed with County staff prior to payment.
2. Revision of drawings and outline specs for a second Schematic Design (SD) submittal that will respond to the wetland delineation and agency permitting requirements
 - a. Redesign/selection of project components to facilitate permitting (working only above OHWL, designing abutments and footings that will not impact banks, etc.)
 - b. Includes preparation for and attendance at an additional Core Team Meeting, along with associated plan graphic and site modeling updates
3. The County has requested that the north maintenance access road be split off into a separate project, in order to still be constructed in 2025.
 - a. The consultant's scope of work for this project has been reduced to a construction drawing set with on-sheet specifications to be sent out for quotes by the client, rather than preparation of a full set of construction documents and coordination of a public bid.
 - b. Construction administration during installation of the road will consist of attendance at a pre-construction meeting, on-site meeting, and punchlist walk through.
 - c. This scope reduction from the original proposal represents a total deduct of \$3,900 in fee from the original scope.

Summary of Fees by Additional Service

Service 1: Permit Coordination, Preparation, and Approvals	\$67,600
Service 2: Schematic Design Set #2.....	\$34,950
Service 3: Separate North Maintenance Access Road Project.....	(\$3,900)
Total.....	\$98,650*

*Beyond these fees, the County will agree to pay permit and agency review fees as required for necessary approvals.

While the proposed improvements are low-impact and suit the rustic nature of the park reserve, Miesville Ravine's sensitive natural resources make this a complex site for any construction project. Focusing this first phase of master plan project implementation at the trailheads requires a heavy permitting lift, but will result in park infrastructure that is foundational to long-term, sustainable park access and enjoyment for Miesville Ravine Park Reserve's visitors. Please let us know if you have any questions on this additional services request.

Sincerely,



Bryan Harjes, PLA, LEED AP
President
612.310.2419 | bryan@hkgi.com



Sarah Evenson, PLA
Associate
262.391.7653 | sarah@hkgi.com



Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4472

Agenda #: 5.1

Meeting Date: 5/13/2025

DEPARTMENT: Environmental Resources

FILE TYPE: Regular Information

TITLE

Presentation Of Dakota County Soil And Water Conservation District Annual Report

PURPOSE/ACTION REQUESTED

Present an annual report from the Dakota County Soil and Water Conservation District (SWCD).

SUMMARY

Description of SWCD: Soil and Water Conservation Districts are local units of government that manage and direct conservation programs. Districts receive their authority from Minnesota Statutes Chapter 103C, and their function is to assist land occupiers in protecting soil and water resources. A board of five elected supervisors governs the SWCD (Attachment: SWCD Supervisors 2025). The SWCD has a long-standing relationship with local, state, and federal partners, including Dakota County, the Minnesota Board of Water and Soil Resources, and the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS).

Funding: The primary sources for SWCD operational funding are County funding, charges for services, state aid, and grant revenues. The SWCD currently manages 24 state grants and 15 local agreements for services. Through partnerships, the SWCD leverages nearly \$3.60 for each County dollar received to implement land conservation and water quality improvement projects. Furthermore, a recent Impact Analysis for Planning (IMPLAN) report for Minnesota found that for each \$1.00 of conservation investment, \$1.81 is returned to the local economy (Attachment: IMPLAN Factsheet).

Joint Powers Agreements Between Dakota County and SWCD: Some form of joint powers agreement has been in place between the County and SWCD since 2004. The current agreement was executed in 2024 and goes through 2028. The agreement outlines both the services the County provides to the SWCD (e.g., legal services, human resources assistance, and office facilities) and the services that the SWCD provides for the County (e.g., Wetland Banking, Land Conservation Program, Wetland Conservation Act, and Ag Inspector services) as well as the general outcomes, roles and responsibilities, and financial terms.

2024 Accomplishments and 2025 Workplan: The SWCD District Manager, Ashley Gallagher, will provide a presentation on accomplishments (Attachment: 2024 Annual Report) and 2025 activities. Topics will include:

- Technical assistance to private landowners, residents, cities, schools, and businesses
- Conservation project contracts, benefits, and trends
- Education and outreach programs

- Assisting the County with plans, goals, and regulatory programs

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: 2024 Annual Report

Attachment: IMPLAN Factsheet

Attachment: SWCD Supervisors 2025

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: Stewart, Nicole

Author: Steward, Nicole

2024 ANNUAL REPORT

Dakota County SWCD



WORKING TOWARDS CLEAN WATER AND HEALTHY SOILS KEPT THE DAKOTA COUNTY SOIL AND WATER CONSERVATION DISTRICT BUSY IN 2024!

The Dakota County Soil & Water Conservation District (Dakota SWCD)'s focus is to reduce soil and nutrient loss, improve water quality in lakes and streams, protect groundwater resources and enhance wildlife habitat. This work is done in partnership with federal, state and local governments, nonprofit organizations,

and most importantly, the people that live and work in Dakota County. Thank you for partnering with us on land and water conservation projects. We look forward to continued partnerships in 2025!



HIGHLIGHTS

Assisted landowners with land and water issues at over 225 sites around the county.

Provided technical assistance and cost share funds to install 116 conservation projects resulting in the removal of 1,679 lbs of phosphorous, 1,245 tons of total suspended solids (sediment) and 22,615 lbs of nitrogen from reaching our lakes, streams or groundwater resources annually.

Engaged over 2,000 individuals through a variety of education and outreach programs regarding ways to benefit water quality, improve soil health, and enhance wildlife habitat including the use of pollinators and plants.

Collected 298 water quality samples in 26 water bodies across 4 watersheds. Monitored water quantity at 45 sites. Performed 7 habitat and biomonitoring assessments.

CONSERVATION IN ACTION ACROSS DAKOTA COUNTY

In 2024, Dakota SWCD worked with landowners, residents, cities, schools, churches, and businesses to reduce and control erosion, limit the impact of floods through stormwater management, ensure soil health and productivity, protect water quality, and create and preserve pollinator and wildlife habitat.

Dakota SWCD staff provided technical assistance on projects that included evaluating the appropriate conservation practice, topographic surveys, feasibility studies, design, and construction oversight.



COST SHARE FUNDING

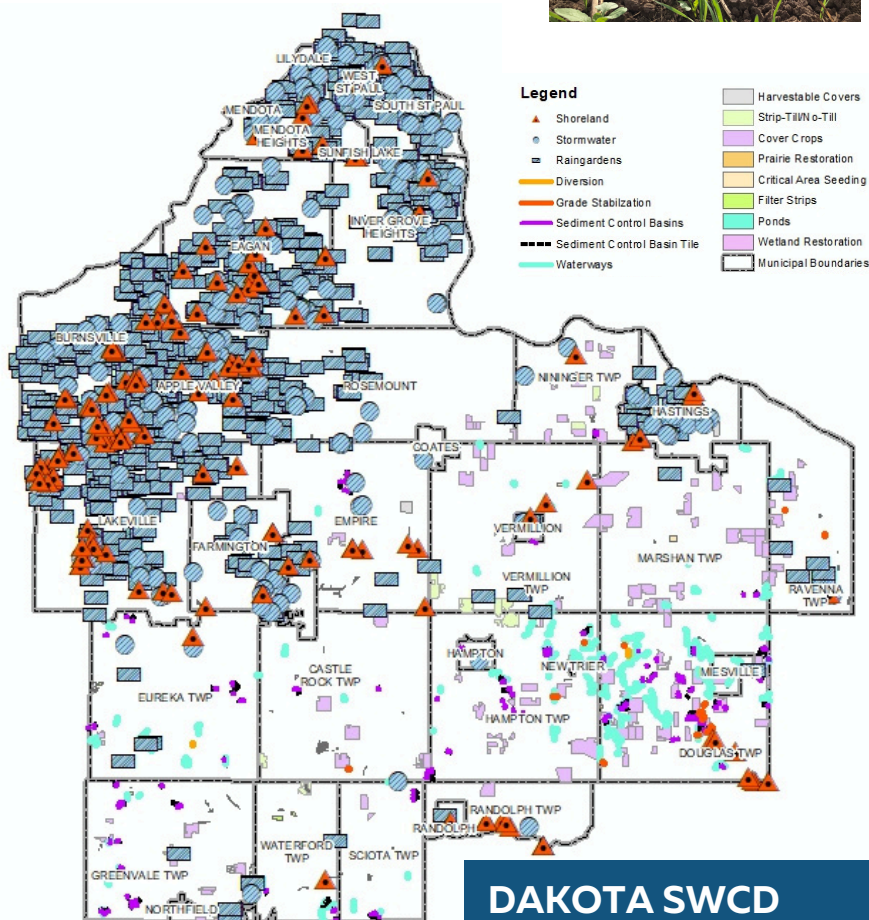
Along with providing technical assistance throughout the planning and installation process, over \$333,000 of funding was provided through cost share programs that:

- Restored 8 acres of native prairie
- Constructed 1,530 linear feet of grassed waterways
- Established cover crops on 3,975 acres of cultivated land
- Developed restoration plans for native plant communities
- Assisted Cities and Townships by developing model ordinances to protect surface water and ground water
- Increased water storage capacity by restoring wetlands and installing water control basins



Conservation projects only happen because of partnerships big and small! The Dakota SWCD worked with partners on several projects this year, including:

- City of Mendota Heights - Victoria Curve Raingardens
- Eagan Places of Worship Stormwater Assessments
- Endres Farm Partnership Soil Health Practices
- Grace Lutheran Church Stormwater Infiltration
- ISD 191 - Nicollet Middle School Stormwater Infiltration and Treatment
- Interstate Valley Creek Streambank Stabilization and Stormwater Best Management Plan Projects
- Jordan and Braun Wetland Restoration Projects
- Legvold Soil Health Practices
- Maher Cover Crops
- Riley Native Prairie Restoration
- Sharing Our Roots Native Prairie Restoration
- Stein Water and Sediment Control Basins
- Strohfus Stock Farms Harvestable Cover
- Thomas Irving Dodge Nature Center Manure Management



**DAKOTA SWCD
PROJECTS MAP**

OUTSTANDING CONSERVATIONIST

The Dakota SWCD Board proudly selected the Callister Farms as the 2024 Outstanding Conservationist. Chip and Micki Callister maintain a 30 pair cow – calf operation and are stewards of 900 acres of land in Dakota and Goodhue County. Callister Farms have a long history of implementing conservation practices, including planting cover crops using drones, conservation tillage, converting irrigation systems from high pressure to low pressure, implementing an irrigation water management plan, installing diversions, and most recently a grassed waterway project.



LANDSCAPING FOR CLEAN WATER & LAWNS RE-IMAGINED

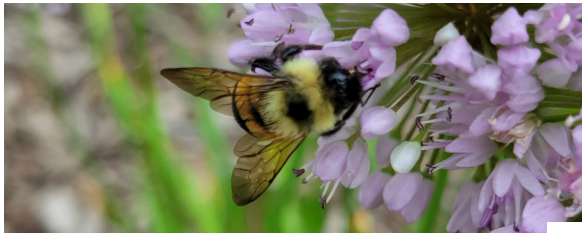
2024 was the 18th year of our Landscaping for Clean Water (LCW) program and first year of our Lawns Re-Imagined (LRI) program. We partnered with watershed management organizations and cities to provide landowners with the skills and resources needed to protect local water quality and provide habitat for pollinators through the installation of raingardens, native gardens, native shoreline plantings and low input turfgrass.

Staff provided nine presentations at locations around the county to close to 300 participants.



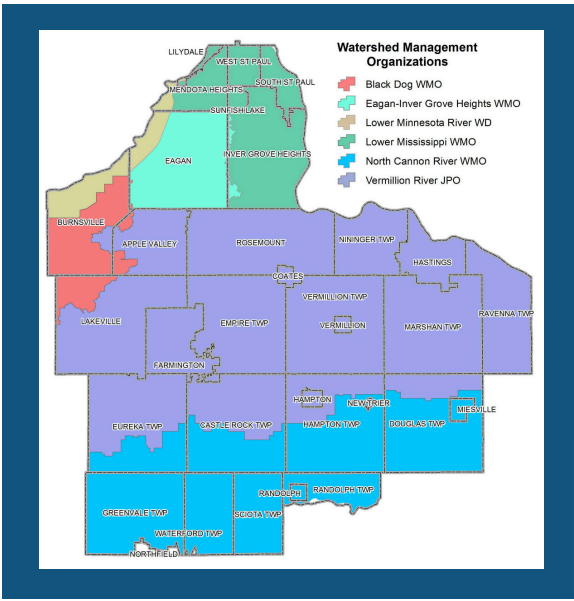
Class Type	Number of Classes	Number of Participants
LCW Introduction Class	5	244
Lawns Re-Imagined Class	2	
Natural Shoreline Class	1	23
LCW Garden Maintenance Class	1	17

127 individuals took part in the LCW Design Course. Dakota SWCD staff provided on-site project layout and installation guidance for participants installing a project on their property, resulting in 55 completed LCW and LRI projects.



LOCAL WATERSHEDS

Dakota SWCD staff serve as either the Administrator or the Technical Lead for four watersheds in Dakota County. The Dakota SWCD also helped facilitate the implementation of watershed plan projects and programs with all six watersheds in Dakota County. This includes implementing projects and programs, as well as providing water monitoring, education and outreach programming, project management, technical assistance for a variety of different project types, and grant management.



Scan the QR code to learn more about watersheds and find out which watershed you live in!

PROGRAM PARTNERS

This is a partial list of partners the Dakota SWCD worked with in 2024 (alphabetically):

- Black Dog WMO
- Cities and Townships of Dakota County
- Cannon River Watershed Joint Powers Board
- Clean River Partners
- Dakota County
- Eagan-Inver Grove Heights WMO
- Lower Minnesota River Watershed District
- Lower Mississippi River WMP
- Metropolitan Council
- Metro Conservation Districts Joint Powers Board
- North Cannon River WMO
- State of MN: Board of Water & Soil Resources; Department of Agriculture; Department of Health; Department of Natural Resources; Pollution Control Agency
- USDA: Natural Resources Conservation Service
- Vermillion River Watershed Joint Powers Organization

CONSERVATION CONNECTION

Got conservation on your mind? Stop by our office, give us a call or send us an email with your questions and we can discuss potential partnerships and cost share opportunities!

DAKOTA SWCD BOARD OF SUPERVISORS & STAFF

- Board**
- District 1: Kevin Chamberlain, Chair
 - District 2: Laura Zanmiller, Vice Chair
 - District 3: Brian Raney
 - District 4: Bruce Johnson, Secretary and Public Relations Officer
 - District 5: Jayne Hager Dee, Treasurer

- Staff**
- Ashley Gallagher, District Manager
 - Curt Coudron, Project Management Supervisor
 - Joe Barten, Program Management Supervisor
 - Todd Matzke, Resource Conservationist
 - Alex Scurto, Resource Conservationist
 - Dru Larson, Conservation Technician
 - Lindsey Albright, Monitoring & Outreach Coordinator
 - Dave Holmen, Sr. Wetland & GIS Coordinator
 - Victoria Ranua, Watershed Coordinator
 - Pam LaValle, Finance & Grants Coordinator
 - Chris Houston, Administrative Specialist



2024 TREE SALE

The Dakota SWCD held the annual tree sale offering high-quality deciduous shrub, tree, and conifer bare-root seedlings at a low cost for urban and rural conservation purposes. The 13,000 seedlings sold through the tree sale were all species native to Minnesota and found in Dakota County and were available in late April for early spring planting.





The Economic Impact of Conservation Funding

2021 IMPLAN Report Results



The 2021 IMPLAN Report

When a landowner enters into a Farm Bill agreement with the Natural Resources Conservation Service (NRCS) or a state-funded agreement with one of its partners, the entire community benefits. This is demonstrated in the IMPLAN report for NRCS Minnesota and its partners' conservation work in 2021. To get an accurate picture of the economic impact of conservation funding, NRCS Minnesota, the Minnesota Board of Water and Soil Resources (BWSR), and local Soil and Water Conservation Districts (SWCD) worked together to find an answer.

What is IMPLAN?

IMPLAN is an economic impact analysis and modeling program that measures the economic impact of actions taken by government agencies, business and other institutions to understand their direct and indirect effects in an area.

The Natural Resources Conservation Service utilizes IMPLAN to understand how it and its partners' financial assistance benefits not just producers, but their surrounding communities. The 2021 IMPLAN report has just recently been completed.

Results

In 2021, NRCS Minnesota, BWSR, and local SWCDs spent \$228,448,531 on conservation programs. Some of this money left the state for a variety of reasons, but when all said and done, \$186,916,423, over 80 percent, directly benefited the Minnesota economy.

This influx of funding in Minnesota, through direct effects (such as buying cover crop seed) and indirect effects (such as a seed supplier buying gas) resulted in an output of \$413,692,920 generated in Minnesota from conservation-related expenditures. This meant that for every \$1 spent by the NRCS and its partners, \$1.81 was generated in the local economy. This funding also supported new jobs for Minnesotans. According to the analysis, 2,527 jobs were supported in 2021 as a result of conservation expenditures.

Whatever numbers you pull from the IMPLAN report, one thing is clear throughout: conservation work amounts to substantial benefits for the state of Minnesota. Yes, the work landowners do with the NRCS and its partners helps the land and improves the efficiency of individual agricultural operations; but it does so much more than that. It puts money in the pockets of Minnesotans across the state.

\$228,448,531

Spent on conservation programs

\$413,692,920

Output into the Minnesota economy

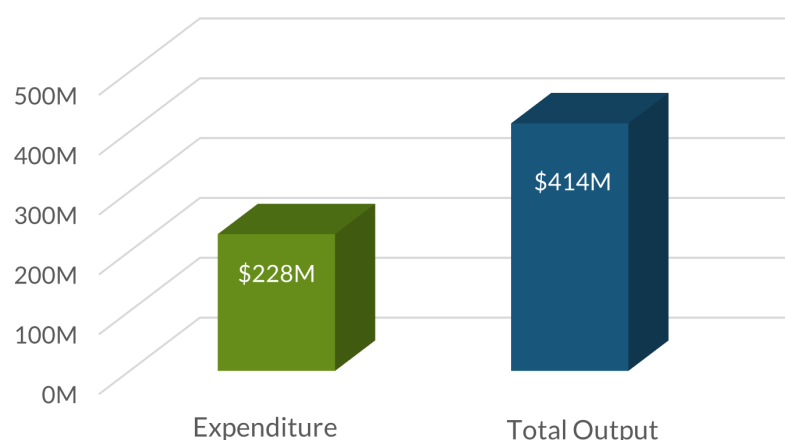
\$1.81

Generated for every \$1 spent

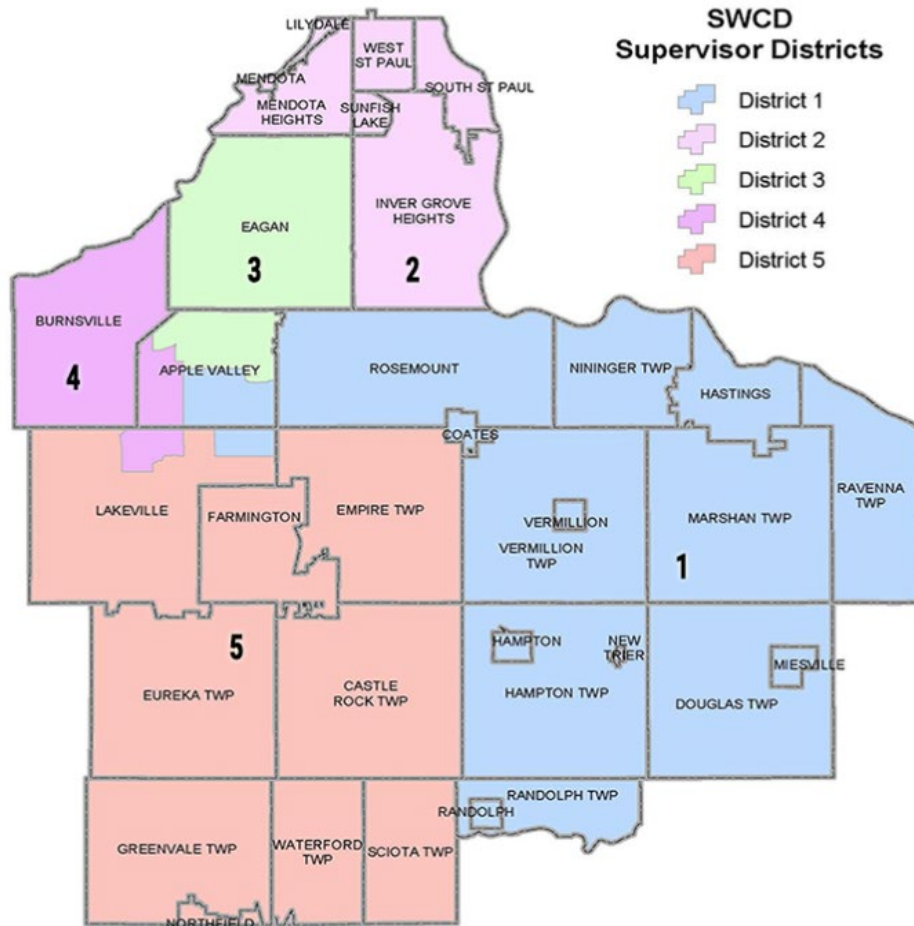
2,527




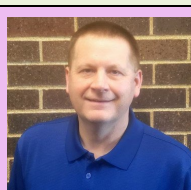

Jobs supported

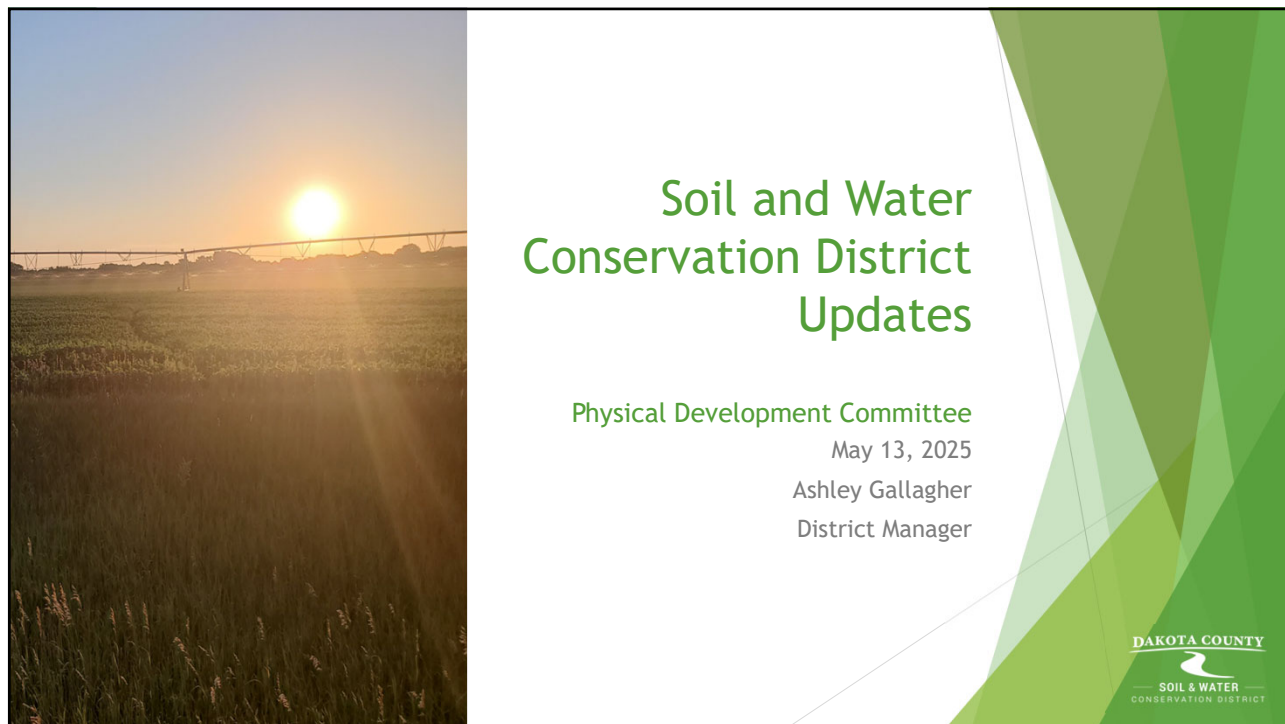
Conservation Expenditure and Total Output



Dakota County Soil and Water Conservation District Board of Supervisors



	District 1 Kevin Chamberlain 651-437-9135 Term expires 12/31/2028
	District 2 Laura Zanmiller 651-270-2856 Term expires 12/31/2028
	District 3 Brian Raney 612-999-5828 Term expires 12/31/2028
	District 4 Bruce Johnson 952-994-6755 Term expires 12/31/2026
	District 5 Jayne Hager Dee 507-663-1568 Term expires 12/31/2026



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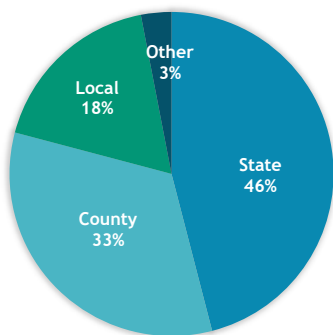
Background

- ▶ Established in 1944
- ▶ 5 member elected Board
- ▶ 12 full time staff
- ▶ Office in Farmington
- ▶ Evolve and adapt to local needs
 - ▶ Ex. Adding soil health program
 - ▶ Ex. Partnering on wetland banks



3

2025 REVENUES



Funding

- ▶ 2025 balanced budget
 - ▶ \$2.7 million
- ▶ For every county dollar, SWCD leverages \$3.60
 - ▶ 2025 County Funds - \$381,000
 - ▶ CIP Project Funds - Average \$134,000/year over last 6 years
 - ▶ 2025 Fee for Services Budget - \$182,000
- ▶ For every dollar, \$1.81 goes back into the local economy

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Technical Assistance

2024

- ▶ Assisted landowners - 225 sites
- ▶ Water monitoring - 26 water bodies
- ▶ Noxious weeds - Average 24 inspections
- ▶ And more

2025

- ▶ Increase in requested assistance
- ▶ Increase in monitoring agreements
- ▶ Continue at same level
- ▶ And more



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Conservation Projects

- ▶ Contracts
 - ▶ 313 active contracts - Urban and Rural projects
- ▶ Benefits
 - ▶ Pollutant reductions
 - ▶ Protection of lakes, streams, and groundwater
 - ▶ Build healthy soil
- ▶ Trends
 - ▶ Increase in Soil Health Practices
 - ▶ Increase in Native Prairie Restorations



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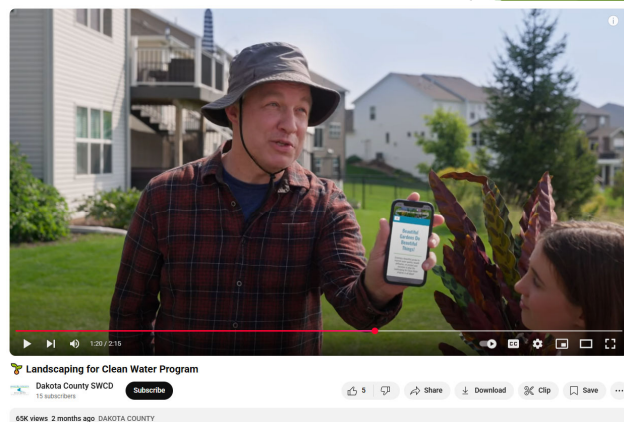


Education and Outreach Programs

- ▶ Landscaping for Clean Water
 - ▶ Rain gardens, Native gardens, Shorelines
 - ▶ 55 projects in 2024 - Total is over 1,000
- ▶ Lawns Reimagined
 - ▶ Turf conversion
 - ▶ Pilot year in 2024 - 11 projects
 - ▶ Multiple County partners
- ▶ Campaigns
 - ▶ Water Conservation
 - ▶ Leave a Legacy

9

Campaigns



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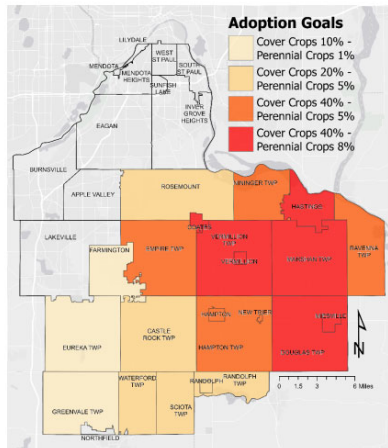


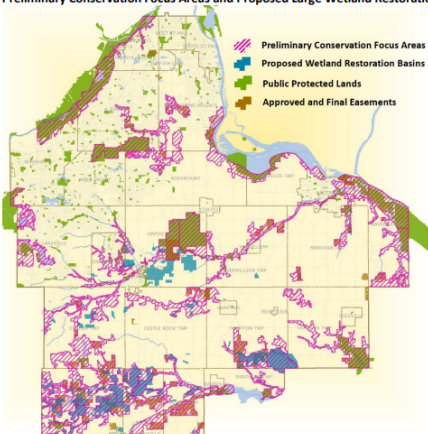
Figure 6: Interim Cover Crop and Perennial Adoption Rate Goals

Assisting County

- ▶ Plans
 - ▶ Groundwater - ACRE
 - ▶ Land Conservation
- ▶ Goals
 - ▶ Cover crops/perennials
 - ▶ “Water quality and quantity is enhanced and protected”
- ▶ Regulatory
 - ▶ Wetland Conservation Act
 - ▶ Buffer Law - Ordinance 50
 - ▶ Public Drainage Ditches

11

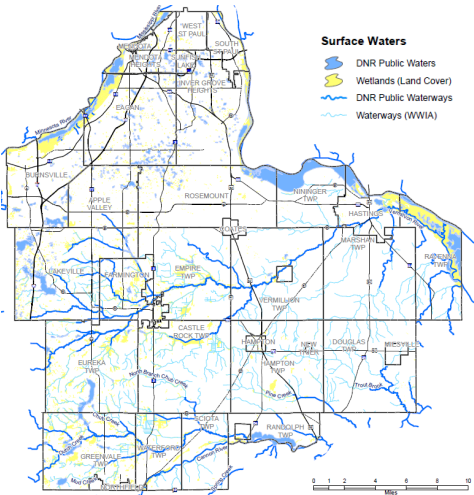
Preliminary Conservation Focus Areas and Proposed Large Wetland Restoration Basins



Assisting County

- ▶ Plans
 - ▶ Groundwater - ACRE
 - ▶ Land Conservation
- ▶ Goals
 - ▶ Cover crops/perennials
 - ▶ “Water quality and quantity is enhanced and protected”
- ▶ Regulatory
 - ▶ Wetland Conservation Act
 - ▶ Buffer Law - Ordinance 50
 - ▶ Public Drainage Ditches

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Assisting County

- ▶ Plans
 - ▶ Groundwater - ACRE
 - ▶ Land Conservation
- ▶ Goals
 - ▶ Cover crops/perennials
 - ▶ “Water quality and quantity is enhanced and protected”
- ▶ Regulatory
 - ▶ Wetland Conservation Act
 - ▶ Buffer Law - Ordinance 50
 - ▶ Public Drainage Ditches

13



Regulatory

- ▶ Wetland Conservation Act
 - ▶ 118 activity contacts
 - ▶ 63 site visits
 - ▶ 37 Technical Evaluation Panel meetings
 - ▶ 5 violation investigations
 - ▶ 6 wetland banking applications
- ▶ Buffer Law - Ordinance 50
 - ▶ Reviewed 1,561 Parcels - 5,374 total
 - ▶ 28 compliance investigations
- ▶ Public Drainage Ditches
 - ▶ Inventory every 5 years (2026)

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Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4416

Agenda #: 5.2

Meeting Date: 5/13/2025

DEPARTMENT: Transportation

FILE TYPE: Regular Information

TITLE

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

PURPOSE/ACTION REQUESTED

Provide an update to County Leadership regarding the County State Aid Highway (CSAH) 54 expansion preliminary design layout features and seek direction on the inclusion of a trail.

SUMMARY

To provide a safe and efficient transportation system throughout the County and the region, Dakota County, the City of Hastings, Prairie Island Indian Community, and Ravenna Township have partnered on County Project (CP) 54-011 to reconstruct County State Aid Highway (CSAH) 54 (Ravenna Trail) from the Hastings city limit to CSAH 68 (200th Street E) and to construct a roundabout at the intersection of CSAH 54 and CSAH 68 (Attachment: Location Map). Dakota County is the lead agency, and construction is scheduled for 2028 - 2029, subject to funding.

County State Aid Highway 54 is a high-speed, two-lane rural highway connecting the City of Hastings and the Prairie Island Indian Community. The existing road is narrow, has a documented crash history, and lacks turn lanes and standard shoulders, limiting pedestrian access. Reconstruction of CSAH 54 will replace infrastructure that has reached the end of its service life, enhance traffic safety and mobility, and improve access to the community. The project will include turn lanes, shoulder widening, culvert replacement, enhancement to flood resilience, and construction of a roundabout at the CSAH 68 intersection. This replacement will improve CSAH 54 roadway operations and make drainage and safety improvements.

The County and its project partners are also considering a multi-use trail along CSAH 54. This would extend the Mississippi River Greenway trail system to the southern boundary of Dakota County near Prairie Island. A future connection to Red Wing is also a possibility as part of Hastings to Red Wing Trail Master Plan work completed in partnership with Goodhue County in 2009.

Staff has evaluated three preliminary design layout options that include CSAH 54 reconstruction with trail, without trail, and with graded trail (not paved).

RECOMMENDATION

Information only; no action requested.

EXPLANATION OF FISCAL/FTE IMPACTS

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Current budget | <input type="checkbox"/> Other |
| <input type="checkbox"/> Amendment Requested | | <input type="checkbox"/> New FTE(s) requested |

RESOLUTION

Information only; no action requested.

PREVIOUS BOARD ACTION

24-181; 4/9/24

ATTACHMENTS

Attachment: Location Map

Attachment: Presentation Slides

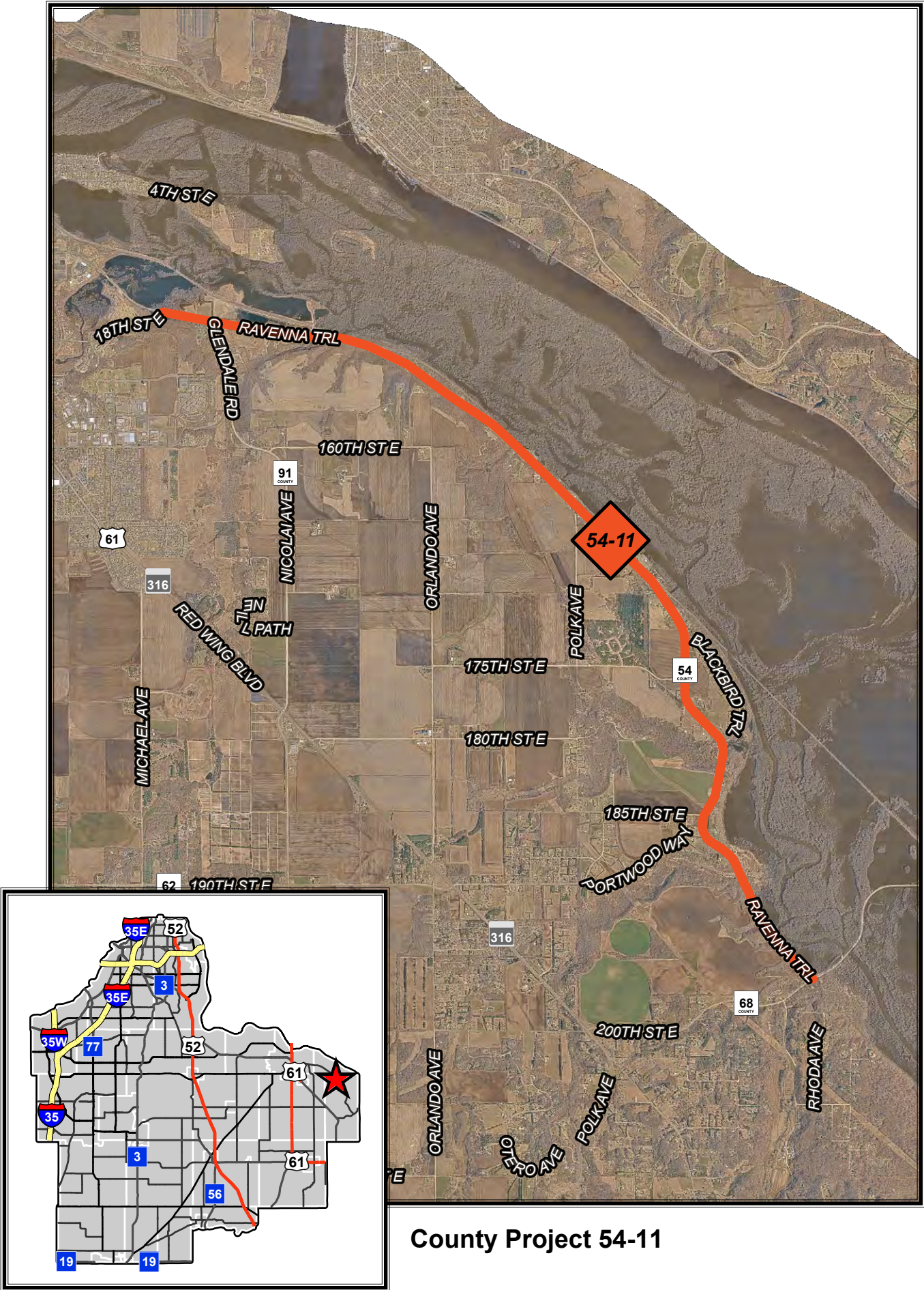
BOARD GOALS

- | | |
|--|---|
| <input type="checkbox"/> Thriving People | <input type="checkbox"/> A Healthy Environment with Quality Natural Resources |
| <input checked="" type="checkbox"/> A Successful Place for Business and Jobs | <input type="checkbox"/> Excellence in Public Service |

CONTACT

Department Head: Erin Laberee

Author: Imran Ahmed



County Project 54-11



Update and Direction On County State Aid Highway 54 Reconstruction In Ravenna Township

Physical Development Committee
May 13, 2025

John Sass
Transportation Project Manager

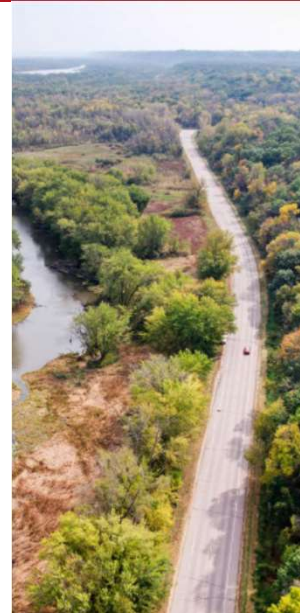
John Mertens
Principal Planner

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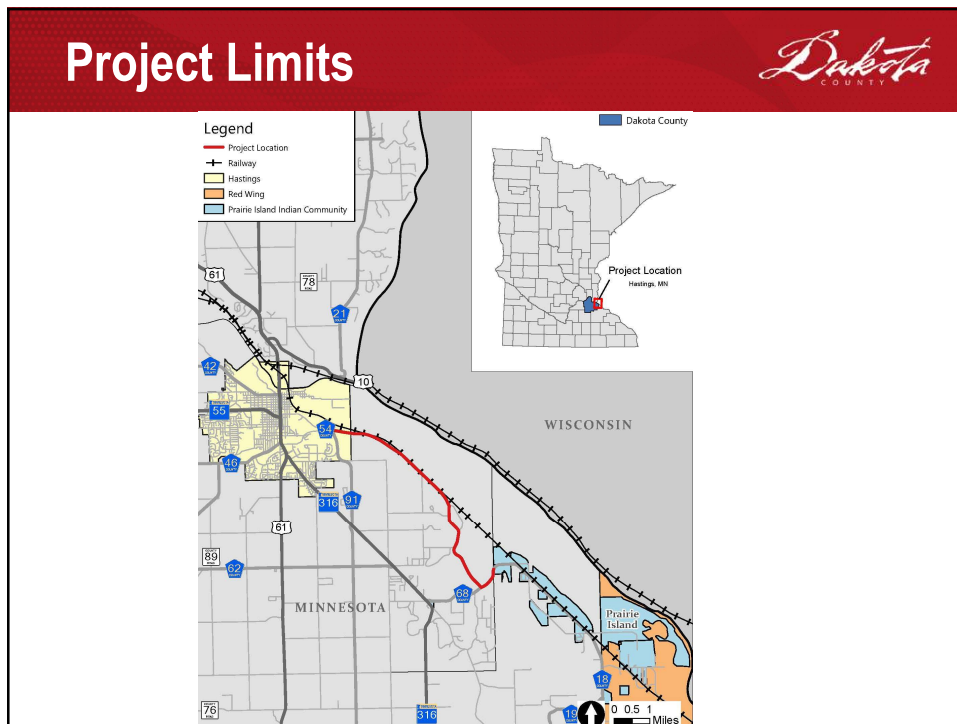
Project Overview



- Existing Conditions
- Purpose and Need
- Mississippi River Greenway
- Local Plan Support
- Greenway Challenges/Opportunities
- Greenway Evaluation
- Questions and Direction on Greenway



2

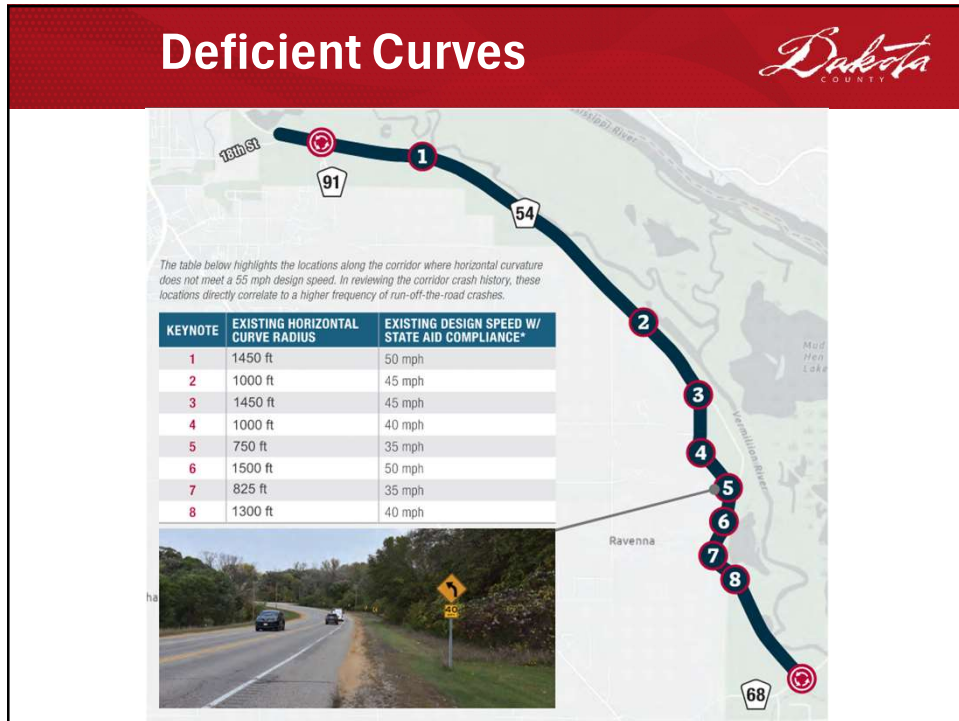


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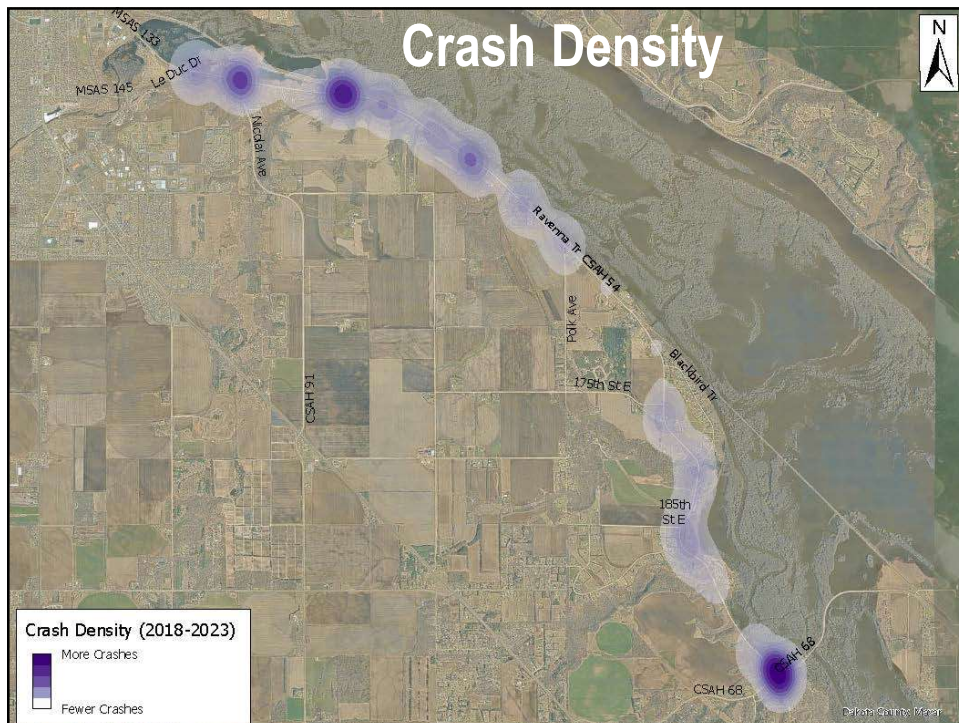
Existing Conditions

- Narrow two-lane highway with history of crashes
- ~200 crashes were reported, including 4-fatalities
- Crash Types:
 - Single-vehicle, run-off-the-road accidents
 - Intersections at CR 91 (Glendale Rd) and CSAH 68
- Road Infrastructure:
 - ~3 miles without standard shoulders
 - 7 out of 8 intersections lack turn lanes
 - 8 curves fail to meet design standards
- Flood Risk:
 - 4-sections below 100-year floodplain

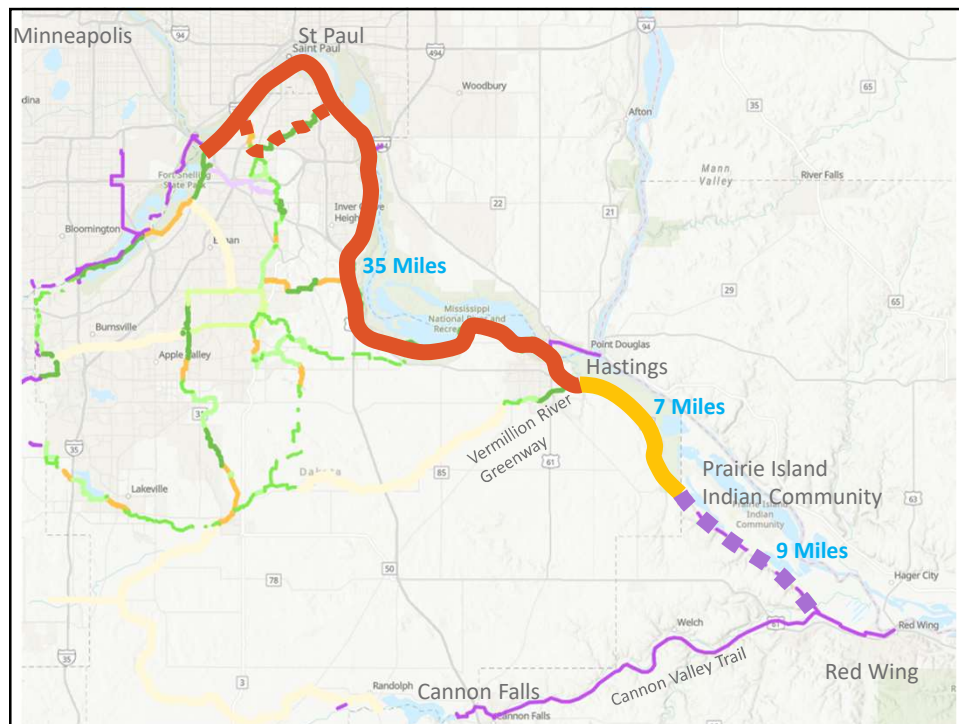
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6



7

Hastings to Red Wing Master Plan



Prepared in 2009 through a collaboration between:

- Dakota County*
- Goodhue County*
- Hastings*
- Red Wing*
- Ravenna Township
- Welch Township
- Prairie Island Indian Community

The primary trail alignment is along CSAH 54 on one side of the road but not both sides of the road

*These agencies provided funding for the master plan

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Hastings to Red Wing Master Plan



Since 2009:

- The Mississippi River Greenway from South St. Paul through Hastings has been completed
- The Vermillion River Greenway is complete between CSAH 54 and Hastings' riverfront
- Red Wing completed trail extensions from the south
- Hastings has become a greenway trail destination
- Electric bikes have extended the range of bicyclists

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Plans Supporting Greenway



Mississippi Greenway in Comprehensive Plans:

- Dakota County (2021)
- Ravenna Township (2019)
- Hastings (2020)
- Red Wing (2019)
- Prairie Island Indian Community
(Provided letters of support for grant applications)

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Greenway Challenges



- Local landowner concerns
- Narrow right of way/challenging topography
- Currently no off-road trail beyond DC
- Relatively low use.... until connected to Red Wing
- Added Cost Estimated \$5-6M



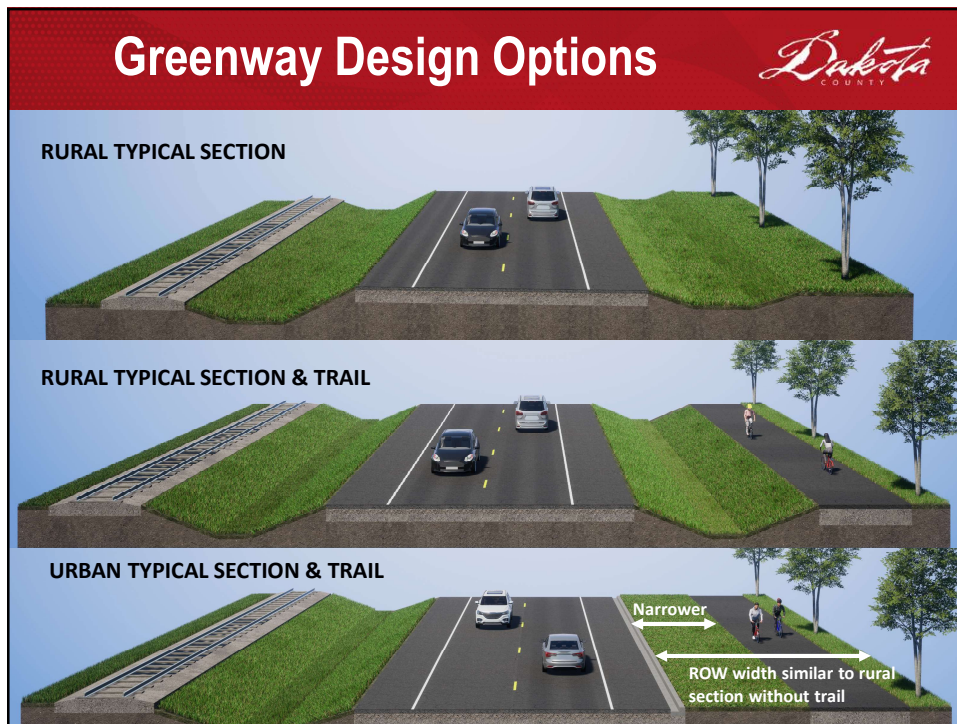
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Greenway Opportunities



- Aligns with local, regional, state, and federal plans
- Positions project for external funding
- Cost effective to construct with road
- Relatively minor additional ROW impacts
- Completes MRG as off-road trail in Dakota County
- Advances long-term connection to Red Wing

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Greenway Evaluation

Evaluation Criteria	No Trail	Paved Trail	Graded Trail	Future Trail Only
Properties with ROW Impacts	100	103	103	103
Properties with significant ROW Impacts (<50' from home, major grading)	8	14	14	6
Permanent Easements (acres)	7.1	9.9	9.9	9.9
Temporary Easements (acres)	20	20	20	20 + 20 (future)
Walls Needed	No	3	3	3
Curb & Gutter Section (miles)	1.3	4.2	4.2	2.9
Wetland Impacts (acre)	1.99	Same	Same	Same
Meets Greenway Goals for Trail Connectivity	No	Yes	Yes (long-term)	Yes (long-term)
Meets Goals for Safety Improvements	Partial	Yes	Yes, future	Yes, future
Bridge Replacements	Yes	Same	Same	Same
Roadside Drainage Improvements	Yes	Same	Same	Same
Preliminary estimate of costs	\$26M	\$33M	\$31.5M	\$10.5M

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Trail Implementation Options



- Option A: Build trail as part of road
- Option B: Grade trail bench but do not build (similar to Lake Byllesby trail along CSAH 88)
- Option C: Do not grade



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Questions



Questions and Direction on including trail in County Road 54 Project

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Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4503

Agenda #: 5.3

Meeting Date: 5/13/2025

DEPARTMENT: Physical Development Administration

FILE TYPE: Regular Information

TITLE

**Information And Direction On Existing Acquisition Option On Vance B. Grannis Jr. Trust
Property In Inver Grove Heights**

PURPOSE/ACTION REQUESTED

Provide information on the County's existing Option Agreement to potentially acquire the fee title to the Vance B Grannis Jr. Trust (Trust) property encumbered by two existing County natural area conservation easements in response to a proposal for the Trust to donate ownership of the Trust property to the Thomas Irvine Dodge Foundation (Dodge).

SUMMARY

County staff began working with the Grannis family in 2008 to protect and restore land that included portions of the Marcott Chain of Lakes in Inver Grove Heights, and to facilitate the creation of an environmental education center. By Resolutions No. 10-282 (May 18, 2010) and No. 11-302 (June 21, 2011), the County board authorized the expenditure of \$323,000 of State Metro Greenways and Outdoor Heritage (OH) funds and County matching funds to acquire a 16.8-acre permanent natural area conservation easement (Easement) from the Grannis family. The Easement was acquired on June 29, 2011.

The County and Grannis Family continued to work on protecting additional property and by Resolutions No. 16-148 (March 1, 2016), No. 16-283 (May 17, 2016), No.16-286 (May 17, 2016), No. 16-315 (June 7, 2016), and No.16-316 (June 7, 2016), the County Board conducted several closed sessions to consider proposals and offers and to authorize negotiations to acquire a second Easement. By Resolution No.16-355 (June 21, 2016), the County Board authorized the expenditure of \$3,915,000 of State OH and County match funds to acquire a 108.7-acre Easement, authorized entering into an Option Agreement (Option) for potential future County ownership of the Grannis Family property, and authorized entering into an Operating Agreement (Agreement) to define the roles and responsibilities of the Grannis Family and the County for the proposed Darvan Acres Outdoor Skills and Environmental Education Center (Center) and associated public use. The Option and Agreement were executed on May 9, 2017, and the second Easement was acquired on May 10, 2017. Both Easements preclude the construction of buildings, paved trails, or park-like improvements and require annual monitoring by the County. (Attachment: Depiction of Vance B. Grannis Jr. Trust Property.)

The Option, which could not be exercised prior to August 1, 2024, and in effect until August 1, 2030, provided an opportunity for the County to acquire fee title to 124.5 acres based on donated land value, and the County would pay closing costs and deferred Green Acres taxes. Due to existing

statutes that prevent counties from owning property for conservation purposes, the County's likelihood of exercising this option prior to 2030 is low. While acquisitions for park purposes can include conservation land, the State funding for this acquisition precludes operating it as park land.

A separate provision provided an opportunity to acquire fee title to the 7.2-acre homestead exception area and an additional 1.3 acres of adjacent land at the appraised value. The homestead could be used for a family residence or for environmental education purposes for a period not to exceed 2077, so this Option would need to wait an additional 52 years before it could be exercised and would similarly require legislative updates to allow counties to own property for conservation purposes.

After the acquisition of the second easement, the County and the Grannis Family focused initial efforts on natural resource restoration of the Easement area. An estimated \$232,000 of OH and County match funds have been expended to date. Restoration continues, and by Resolution No. 25-042 (June 21, 2025), the County Board authorized the expenditure of \$26,000 for additional restoration of the Easement area. Also, during this time, Vance Grannis acquired two adjacent residential properties for possible location for an educational visitor center building. After Mr. Grannis passed away in November 2024, legal ownership of the property was then transferred to the Trust. In 2023, the Trust's Trustee began focused discussions with Dodge to consider creating a nature center owned and operated by Dodge on the Trust property, which would be named the Darvan Preserve. A private fund-raising campaign would be initiated to create a permanent restricted endowment for staffing and other expenses.

To facilitate the proposed property transfer to Dodge, the Trust's Trustee has requested that the County consider terminating the Option and providing an option for the County to acquire Trust property along Barnes Avenue for the proposed roadway and trail improvements in the future.

RECOMMENDATION

Staff is seeking direction on how to work with the Trust regarding the existing Option and the proposed land transfer to Dodge.

EXPLANATION OF FISCAL/FTE IMPACTS

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Current budget | <input type="checkbox"/> Other |
| <input type="checkbox"/> Amendment Requested | | <input type="checkbox"/> New FTE(s) requested |

RESOLUTION

Information only; no action requested.

PREVIOUS BOARD ACTION

10-282; 5/18/10
11-302; 6/21/10
12-299; 6/5/12
12-330; 6/19/12
16-283; 5/17/16
16-286; 5/16/16
16-315; 6/7/16
16-316; 6/7/16
16-355; 6/21/16
25-042; 1/21/25

ATTACHMENTS

Attachment: Depiction of Vance B. Grannis Jr. Trust Property

Attachment: Presentation Slides

BOARD GOALS

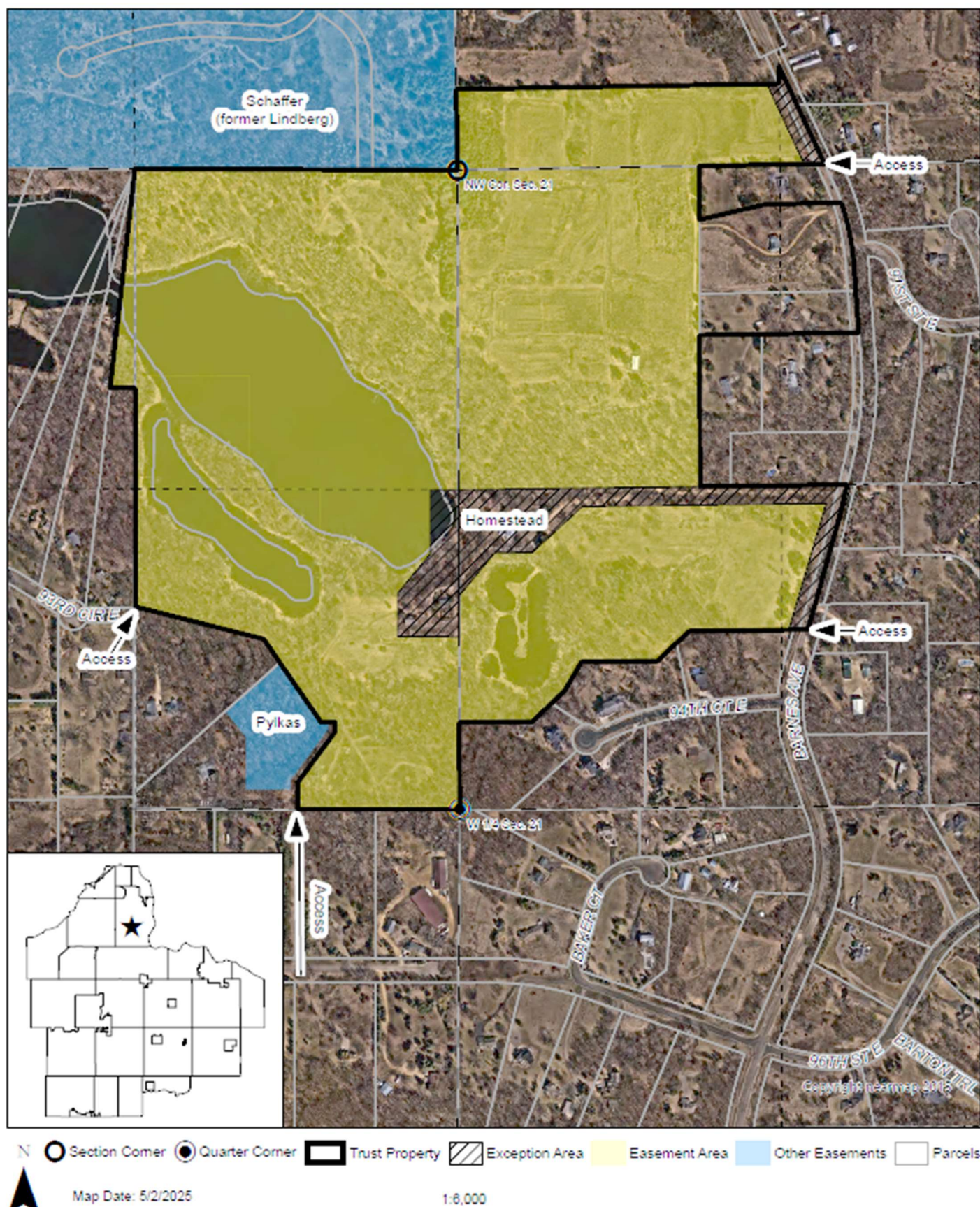
- ☐ Thriving People ☒ A Healthy Environment with Quality Natural Resources
☐ A Successful Place for Business and Jobs ☐ Excellence in Public Service

CONTACT

Department Head: Erin Stwora

Author: Eddie Buell

Attachment: General Depiction of Grannis Trust Property





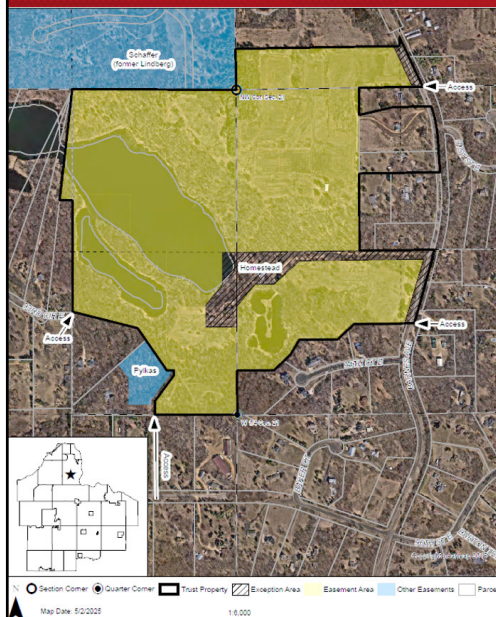
Information And Direction On Existing Acquisition Option On Vance B. Grannis Jr. Trust Property In Inver Grove Heights

Dakota County Board of Commissioners
May 13, 2025

Eddie Buell
Real Estate Supervisor, PD-Admin

1

Timeline of Acquisitions



2008

Began working with property owners to restore land

2011

16.8-acre Natural Area (NA) Easement

2016

108.7-acre Natural Area (NA) Easement with an Option for purchasing in fee title

2016

Option to purchase 8.7-acre Easement Exception Area in fee title

2

Current Land Restoration Work



2012-Now

Land restoration work cost contribution

Landowner: \$50,000

County: ~\$260,000







3

Request From Property Owner

"To make Darvan Preserve happen smoothly and quickly for the good of Dakota County citizens I am asking Dakota County to release its Options to buy the Darvan Preserve parcels of land to allow the donation of the property to Dodge Nature Center and fund raising to proceed unimpeded."





Dakota County & Dodge & Darvan

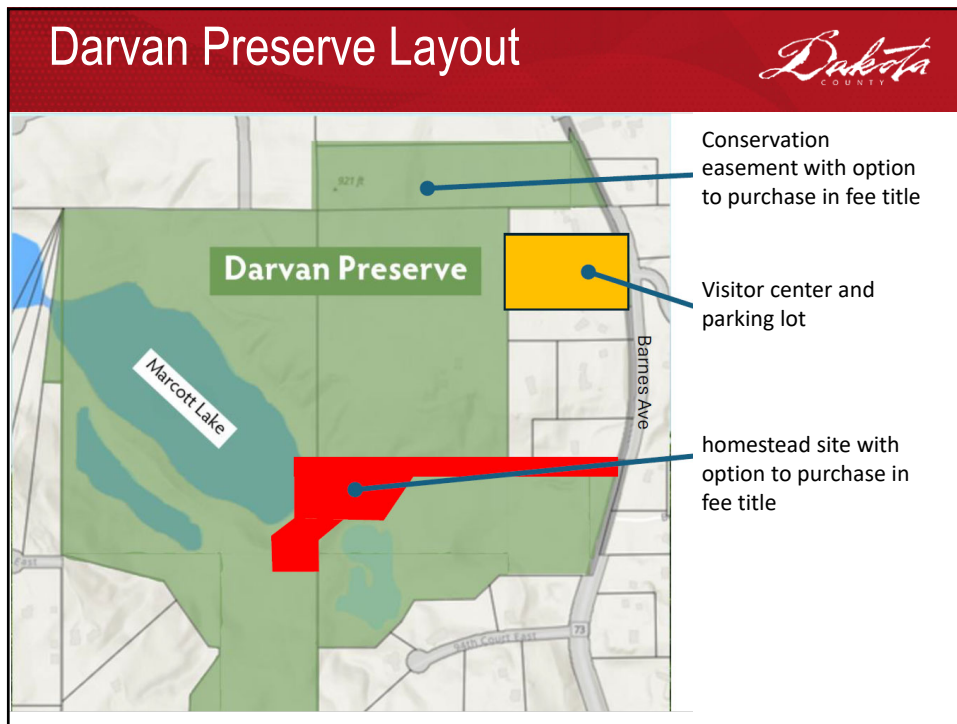
Preserving Nature & Enriching Community

VISION

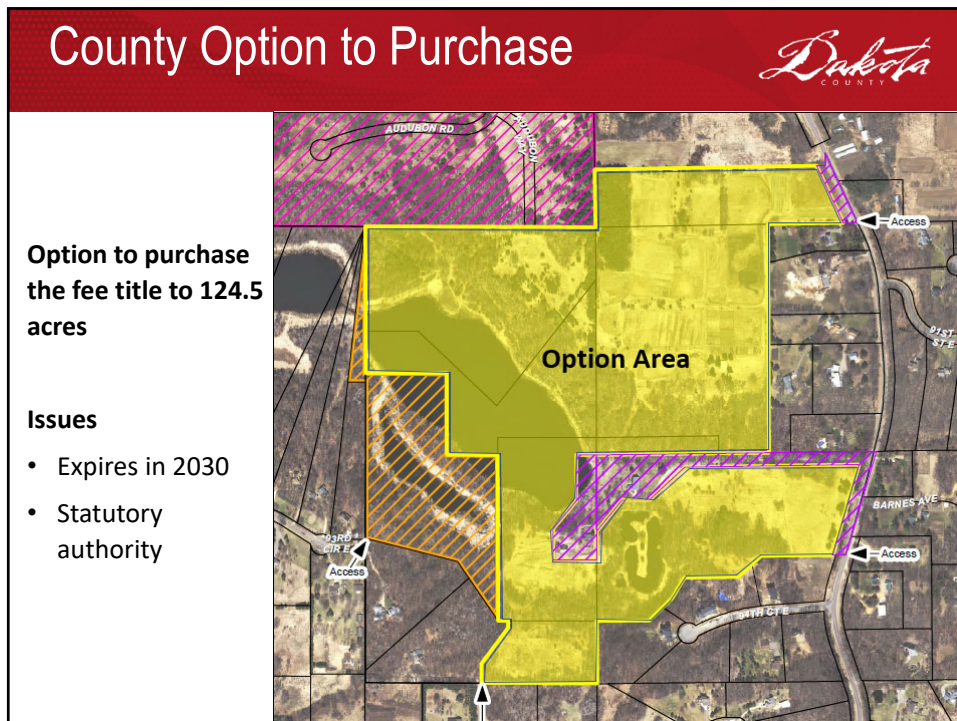
Protect and maintain pristine property while thoughtfully welcoming the community to experience its natural beauty.

4



5



6

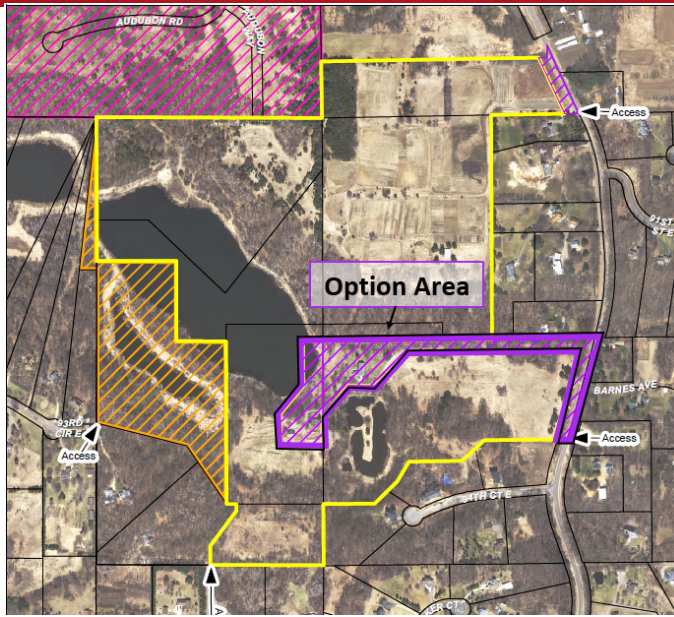
County Option to Purchase



Option to purchase the fee title to 8.71-acre homestead property

Issues

- Not available until 2077 (52 years)
- Statutory authority



7

Benefits of Accepting Proposal



Benefits for Dakota County

- The nature center would allow public access for the citizens of Dakota County for hiking and education
- Gaining public access without having to pay the value of the donated land
- Dodge and the Trust will be leading a fundraising effort to support a full-time onsite conservationist for the restoration and protection of the property, which should allow the County to provide funds for restoration to other projects across the County
- Trust willing provide two new options agreements for the needed right-of-way from 9047 & 9075 Barnes Ave associated with the future roadway and trail improvements along CSAH 73

8

County Board Direction



Staff is seeking direction on how to work with the Trust regarding the existing Options and the proposed land transfer to Dodge

Questions?



Physical Development Committee of the Whole

Request for Board Action

Item Number: DC-4528

Agenda #: 8.1

Meeting Date: 5/13/2025

Adjournment