



# **Dakota County**

## **Physical Development Committee of the Whole**

### **Minutes**

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**Tuesday, May 13, 2025**

**9:30 AM**

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

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**(or following General Government and Policy)**

#### **1. Call to Order and Roll Call**

The meeting was called to order at 9:38 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

#### **2. Audience**

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.

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

##### **3.1 Approval of Agenda (Additions/Corrections/Deletions)**

Motion: Mary Hamann-Roland

Second: Mike Slavik

Due to the public's presence regarding item 5.3, Information And Direction On Existing Acquisition Option On Vance B. Grannis Jr. Trust Property In Inver Grove Heights, Commissioner Holberg proposed moving this item to be presented to the committee second.

On a motion by Commissioner Hamann-Roland, seconded by Commissioner Slavik, the agenda was unanimously approved as amended. The motion carried unanimously.

Ayes: 7

#### **4. Consent Agenda**

**4.1** Approval Of Minutes Of Meeting Held On April 15, 2025

Motion: Joe Atkins

Second: Mary Hamann-Roland

Ayes: 7

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

Motion: Joe Atkins

Second: Mary Hamann-Roland

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.

This item was approved and recommended for action by the Board of Commissioners on 5/20/2025.

Ayes: 7

**5. Regular Agenda**

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

Dakota County Soil & Water District Manager Ashley Gallagher provided an overview highlighting the crucial role of the Soil and Water Conservation District (SWCD) in managing natural resources and maintaining high water quality standards.

The commissioners commended the Soil and Water Conservation District (SWCD) for providing cost-efficient services amid urbanization challenges. They stressed the importance of diverse representation in decision-making, supported by a five-member board.

Concerns were raised about the green scum in local ponds, which harms ecosystems and aesthetics. In response, SWCD staff highlighted their “Landscaping for Clean Water” program, which aims to educate residents on improving water quality and reducing runoff.

The SWCD is committed to community engagement and sustainable practices to protect Dakota County’s natural resources for future generations.

Information only; no action requested.

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

John Sass, Transportation Project Manager, and John Mertens, Principal Planner, presented this item and responded to questions.

Commissioners discussed the importance of acquiring right-of-way for future projects to avoid additional costs later, despite varying levels of community support. They also examined alternative alignments and discussed possible future funding through active transportation dollars.

Staff were directed to pursue right of way acquisition to include the trail option and to provide detailed information on the costs and feasibility of the various design options for future County Board consideration. They were also directed to seek funding sources to enhance active transportation infrastructure for the trail component.

Additionally, the alignment options in the Prairie Island area should be reassessed to address community concerns.

Finally, a thorough investigation of road shoulders and bike infrastructure in Goodhue County is needed to identify necessary safety and accessibility improvements.

Information only; no action requested.

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

Eddie Buell, Real Estate Supervisor, introduced a new initiative led by the Grannis family to preserve land for public enjoyment and conservation. Vaughn Grannis, the sole trustee for the Vance B. Grannis Jr Trust, discussed the land's status, prospects, and the formation of a task force to explore potential uses. The initiative aims to raise \$3.7 million for an endowment to hire an environmentalist and enhance accessibility to the land.

The County currently has an option to purchase the 124.5-acre easement area and the 8.71-acre homestead in fee. In order to move forward with this project, the Trust has requested that the County terminate its' current options to purchase the property. In return, the Trust has offered to provide options to purchase right-of-way from two properties on the adjacent Barnes Avenue for a future bike trail. The goal is to finalize agreements and begin fundraising by summer, which showcases the community's commitment to environmental stewardship.

Staff were directed to work with the Trust to develop an agreement that would terminate the current options and secure the right-of-way required for the future Barnes Avenue bike trail.

Information only; no action requested.

**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: Mike Slavik

Second: William Droste

On a motion by Commissioner Mike Slavik, seconded by Commissioner William Droste, the meeting was adjourned at 10:51 a.m.

Ayes: 7

Respectfully submitted,  
Liz Hansen  
Administrative Coordinator