STRATEGIC PLANNING COMMITTEE MEETING MINUTES

December 3, 2009

The Strategic Planning Committee of the Grant County Board of Supervisors met in the Grant County Board Room in the Administration Building, Lancaster, WI, on Thursday, December 3, 2009 at 1:30 p.m.

The meeting was called to order by Committee Chair Tony Runde. Lynn Moris, seconded by Mark Stead, moved the meeting was in compliance with the open meeting law. Motion carried unanimously.

The roll was called and a quorum was present. The following committee members were present: Tony Runde, Larry Wolf, Lynn Moris, John Patcle, Robert Keeney and Mark Stead. UW-Platteville Civil Engineering Department Dr. Tom Nelson, Senior students Brian Geier, Chin Hong Tey and Sammy Hamway were in attendance as well as Dave Lambert, Travis Kramer, Bill Biefer, Maynard Behncke, Pat Schroeder, Donald Splinter, and Personnel Director Joyce Roling.

Mark Stead, seconded by Larry Wolf, moved to approve the agenda. Motion carried unanimously.

John Patcle, seconded by Robert Keeney, moved to approve the minutes. Motion carried unanimously.

There was no discussion on the SPC committee duties as the agenda item was listed in error.

The UW-Platteville Senior Design Team did a final presentation of Grant County Highway Department Consolidation/Relocation project focusing on option #1, which is the layout at FS and Lippert, and Option #3, which is to slowly move things out to the Orchard Manor land as needed (handout attached). Those in attendance asked questions and the Senior Design Team answered to the best of their knowledge.

The committee thanked UWP and the Senior Design Team for their assistance.

Dr. Tom Nelson discussed the next project and proposed it to be the 3rd floor of the Administration with cost estimates to finish as offices in conjunction with a study of the parking in the downtown area of Lancaster with recommendations. The Highway shop in Platteville was discussed to be a project for UW-P. Tom Nelson will contact the county soon to set a date in January to nail down the next project.

Mark Stead, seconded by Robert Keeney, moved to adjourn. Motion carried unanimously.

Respectfully submitted by:
Joyce Roling

Midwest Facilities Consultants

Grant County Highway Department Relocation Study

Final Presentation

December 3rd, 2009

By Brian Geier
Chin Hong, Teh
Sam Hamway

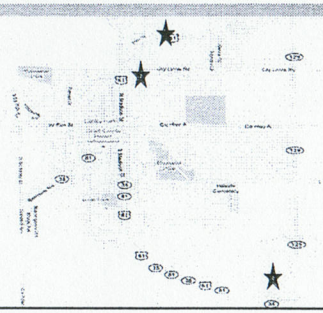
INTRODUCTION

- Review of Project
- Review of Evaluation Process and Options
- Layout Descriptions
- Conclusion

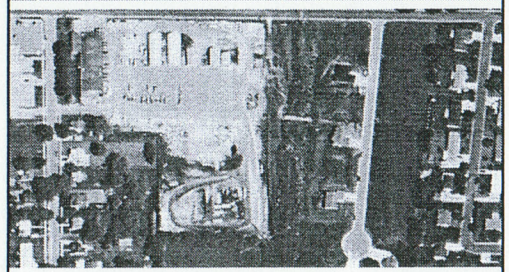
Project Overview

- Current Problems
  - Neighbor Issues
    - Excessive noise (daily operations and wintertime salt loading)
    - Unsightliness
    - Salt runoff
  - Inconvenience of having multiple sites spread apart
  - Old buildings (high maintenance and utility costs)

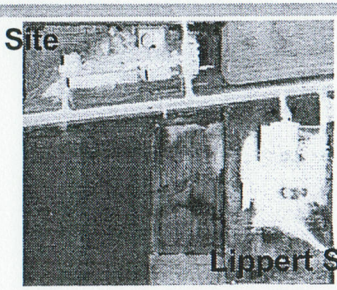
Map of Lancaster



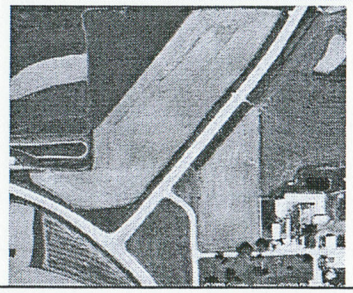
Main Office Site



FS and Lippert Sites



Orchard Manor Site



Project Overview

- Possible Solutions
  - Move facilities from the main office site to other locations
  - Improvements to the main office site

Option Descriptions

	Main Office Site		FS Site		Lippert Warehouse
	Main Office & Indoor/Outdoor Storage	Salt Storage	Salt Storage	Storage Buildings	
Option #1	LP	FS	Remain	Remain	Shop Conversion
Option #2	OM	FS	Remain	Remain	Remain
Option #3	OM	OM	OM	OM	OM
Option #4	Shop Addition and Plant Trees	FS	Remain	Remain	Remain
Option #5	Remain	Remain	Remain	Remain	Remain

Review of Capacity Evaluation Process

- Objective: To find the sizes required for each option
- Step 1: Determine the current facility sizes
- Step 2: Determine the growth rate over next ten years
- Step 3: Estimate sizes required for each option

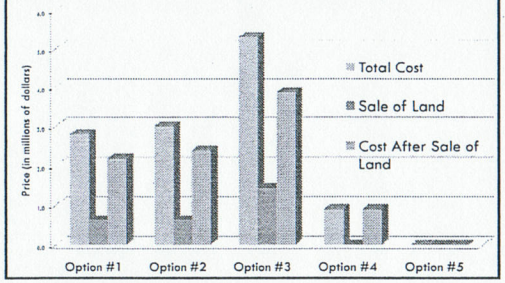
Cost Estimates

- Objective:
  - Estimate the cost of each option
  - Estimate the possible savings of each option
- Step 1: Determine Unit Costs
- Step 2: Determine Total Costs

Savings

- Objective: To find the savings associated with each option
- Utility and Maintenance Savings:
  - 15% for utilities
  - 20% for maintenance
  - $10,000/year
- Savings due to sale of land:
  - Land prices based on the Lippert purchase price in 2007
- Rough estimate

Cost after Sale of Land



Other Issues

- Environmental Issues
- Efficiency of Operations and Consolidation
- Neighbor Issues

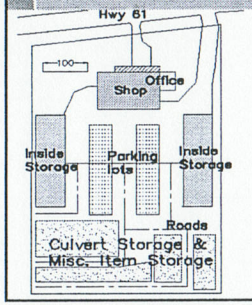
Options Comparisons

	Advantages	Disadvantages
Option #1	Neighbor issues solved	Very little space to expand
Option #2	Plenty of room for future expansion	Facilities are far apart
Option #3	All facilities are close together	Very expensive
Option #4	Neighbor issues minimized inexpensively	Buildings will eventually need renovation
Option #5	No cost and no relocation inconveniences	No issues solved

Results of Midterm Meeting

- Decision to evaluate options 1 & 3 further by creating site layouts
- Option 1 may have limited room for expansion

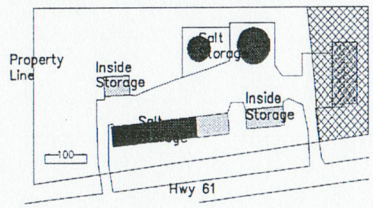
Lippert Site Layout: Option 1



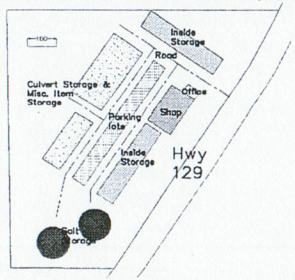
- Very little room for expansion
- Since this study was for ten years, growth beyond ten years may require additional space

FS Site Layout: Option 1

- Some room for expansion
- Drain field on north side limits expansion



Orchard Manor Site Layout: Option 3



- Plenty of room for expansion
- Lots of room for adjustment
- All facilities close together
- Outside storage not visible from highway

Conclusion

- Option 1 will be sufficient for next ten years, but expansion will probably need to occur on other property
- Option 3 is much more expensive, but solves all issues and provides new facilities with plenty of room for expansion

Special Thanks

- John Patele & the Grant County Board
- Dave Lambert & the Grant County Highway Department
- Dr. Nelson & Dr. Fields

Questions

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