

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE

Monday, November 7, 2011

Administrative Center – Room 3220

4:00 p.m.

MEMBERS PRESENT: Charles Spiker, Arlene Benrud, Ralph Geary, Jai Johnson, Leon Pfaff, Jeff Schroeder

MEMBERS EXCUSED: None

MEMBERS ABSENT: Jim Berns

STAFF & GUESTS: Hank Koch, Ron Chamberlain, Jim Speropulos, Steve O'Malley, Margaret Norden, Keith Back, Randy Nedrelo, Nick Nichols, Dave Holtze, Grace Schroeder, Charlie Handy, John Young, Pat Houlihan, Mary Powell, Sharon Davidson, Ray Ebert, Mary Kaufmann, Gary Hougom, J.T. Grantin

ROLL CALL/CALL TO ORDER

Chair Spiker called the meeting to order at 4:00 p.m.

PUBLIC COMMENT

None requested.

APPROVE MINUTES OF OCTOBER 10, 2011

MOTION by Schroeder/Benrud to approve the Minutes of October 10, 2011. **Motion carried unanimously.** Berns absent.

CONSENT AGENDA

MOTION by Pfaff/Benrud to accept and file the following Consent Agenda items. **Motion carried unanimously.** Berns absent.

- Check Requisitions over \$20,000
- La Crosse County Economic Development Fund Meeting Minutes of October 6, 2011
- WCHA Conference Information
- Solid Waste Director's Report

Discussion was held regarding the shingle recycling program that was included in the Solid Waste Director's Report. Hank Koch explained that the department was inundated with shingle deliveries that filled the recycling pad. He stated that it now appeared the site could stay open until December 31, 2011. In 2012, it will be on a first come/first served basis. They are looking into future market for products so they can stay ahead of the material delivery.

CONFERENCE/MEETING REPORT

None reported.

REPORT ON ASSESSMENT OF ADMINISTRATIVE CENTER ROOF AND ASBESTOS

Jim Speropulos stated there was a campus wide study on the state of downtown campus buildings, but it had no breakdown regarding the roof and asbestos. Speropulos will have the entire report copied for Supervisor Schroeder.

REQUEST FROM VILLAGE OF WEST SALEM TO TRANSFER LEWIS POINT PROPERTY

Jim Speropulos presented a letter he received from the Village of West Salem, which states that they would like to acquire Lewis Point on Lake Neshonoc, which is contiguous to property the Village owns and is developing as a park. The letter states that the Village would continue riprap work to protect the shoreline and install permanent picnic tables or benches. The Village proposes to fund the cost of the survey, deed preparation and recording fees. **MOTION** by Schroeder/Benrud to direct staff to draft a resolution to turn

over Lewis Point property to the Village of West Salem. **Motion carried unanimously.** Berns absent.

APPROVE CONTRACT FOR HIGHWAY DEPARTMENT GENERAL ENGINEERING SERVICES

Ron Chamberlain explained that engineering services could be used for core sampling and analyzing for pavement designs, impact analysis for frac sand operations, speed zone studies, and exceptions to design standards for county highway construction. He presented detailed cost breakdowns from the following engineering firms: Donohue, MSA, SHE, AECOM, Ayres, TEC, CBS2, Jewell, Knight, Strand, and Cedar. Chamberlain recommended the low bid from CBS2. **MOTION** by Pfaff/Johnson to approve a contract with CBS2 for Highway Department general engineering services. **Motion carried unanimously.** Berns absent.

DISCUSS USE OF WEIGHT LIMITS TO PROTECT COUNTY ROADS

Ron Chamberlain stated there would be an ongoing discussion regarding weight limits, particularly related to concerns about frac sand hauling, and protecting bridges, culverts, and road life expectancy. He stated that 83% of the cost for local roads in Wisconsin is borne by local property tax levy, with the remainder coming from general transportation aids. He reviewed average property tax values in La Crosse County. With the upcoming state budget, general transportation aids are at 18% of the cost. One of the tools to control cost and extend road life is with weight limits. He stated there are studies to show the comparative impact of trucks vs. automobiles, and there are options to apply weight limits. He said there should be a 30-year life expectancy for roads. The state recognizes local authority for setting limits to protect their investment. Discussion was held regarding setting weight limits according to previous traffic use, and discretionary powers in enforcement.

RESOLUTION RE: RIGHT OF FIRST REFUSAL TO ACQUIRE SCHROEDER PROPERTY ON STATE ROAD 16

The Resolution states that the Schroeder property is located adjacent to the County Solid Waste Department. The greatest benefit to acquiring the Schroeder property would be in selling lots for development that would offset the anticipated future capital expenditures for the landfill, and would add to tax base in the adjacent City of La Crosse business park. The property was appraised at \$808,472, from which the cost of demolition of existing improvements, grading and road access totaling an estimated \$68,145 would be subtracted, for a total of \$740,327. The terms of the Right of First Refusal include: First consideration for \$10,000 with expiration on December 31, 2012; \$10,000 to be applied to the purchase price, if the right is exercised; and terms of purchase equal to \$700,000 or \$1 higher than any other bona fide offer to purchase. Steve O'Malley stated that the landfill will not have use for the parcels, making those sites open for development, which would increase the tax base. Lengthy discussion followed regarding the ability to work with the Cities of La Crosse and Onalaska to plan for development without acquiring right of first refusal and taking the property off the tax rolls. Further discussion was held about the Department of Transportation creating a frontage road which is not in the current plans for STH 16. Ron Chamberlain stated that the Department of Transportation will not look at anything but residential driveways to Highway 16 on the Schroeder property. Supervisor Pfaff pointed out the economic advantage of acquiring the land and increasing the value of it by improving the access. Hank Koch spoke about the Resolution setting a deadline for collaboration among all the government entities. Charlie Handy pointed out that the estimated value of the property with access in place could be compared to lot value in the adjacent business park, and would be a total of approximately \$1.5 million. **MOTION** by Pfaff/Johnson to approve the Resolution Re: Right of First Refusal to Acquire Schroeder Property on State Road 16. A roll

call vote was taken as follows: Johnson-aye, Benrud-aye, Schroeder-no, Spiker-aye, Geary-no, Pfaff-aye. **Motion carried 4-2-1.** Berns absent.

APPROVE CHANGE ORDER FOR GAS TO ENERGY PROJECT

Hank Koch explained the need for a change order on the Gas to Energy project, which arose from a design error and a construction error. Koch reported that it will not affect the County’s costs, and explained that a settlement was reached with McHugh, the contractor, and Foth, the consultant, regarding the delay in the project that incurred additional costs. Koch reported that the project is \$3,555 over budget and it was necessary to use contingency funds. He asked to have a total of \$10,000 released to his authority to pay miscellaneous change orders to complete the project. **MOTION** by Johnson/Benrud to release \$10,000 from contingency funds. **Motion carried 5-1-1.** Spiker opposed; Berns absent.

APPROVE BIDS FOR SOLID WASTE DEPARTMENT CITIZEN CONTAINERS

Hank Koch reported on the responses to bids for containers at three locations at the Landfill:

- Citizens area: Containers are picked up and unloaded at the landfill, except the metal container which is transported to a metal recycler;
- Shingle site: The container is picked up and unloaded at the landfill;
- HHM container corral: Containers are picked up and unloaded at the landfill, except the metal container which is transported to a metal recycler.

The bids were reviewed by the Solid Waste scale attendant and the purchasing manager and scored on the following points: Cost (50 points), vendor capabilities (30 points), response time (20 points). Results were as follows (only Midwest provided a response to vendor capabilities and response time):

Vendor	Evaluation Score	Cost
Midwest	73	\$34/container – unloaded at landfill \$100/metal container – transported Total - \$14,726.00
A+	50	\$35/container – unloaded at landfill \$70/metal container – transported Total - \$14,305.00
Hilltopper	47	\$41/container – unloaded at landfill \$41/metal container – transported Total - \$15,211.00
Harters	44	\$39/container – unloaded at landfill \$85/metal container – transported Total - \$15,941.00
Waste Management	43	\$40/container – unloaded at landfill \$80/metal container – transported Total - \$16,120.00
Richards Sanitation	31	\$50/container – unloaded at landfill \$90/metal container – transported Total - \$19,830.00

Koch recommended Midwest for unloading services for 36 months. Koch stated that in the future he would conduct a pre-bid meeting to avoid any gaps in bid response information. **MOTION** by Johnson/Spiker to award a contract to Midwest at \$34 per container unloaded, and \$100 per metal container transported, for a total of \$14,726.00. **Motion carried unanimously.** Berns absent.

APPROVE APPLICATION FOR COMMUNITY FOREST STATUS AT COUNTY LANDFILL

Nick Nichols reported that the community forest program compliments the Solid Waste Department’s land use plan. Approximately 85 acres of land within the complex is forest, and the department would sustainably harvest trees for the purpose of creating public trails.

The community forest status would make the department eligible for free trees and seed from state nurseries, and free technical assistance from state foresters. Community forest participation is a sustainable way to maintain a healthy forest. **MOTION** by Pfaff/Schroeder to approve applying for community forest status at the County landfill. **Motion carried unanimously.** Berns absent.

FINAL BUDGET QUESTIONS AND REVIEW

Steve O'Malley asked for any questions regarding the budget. Discussion was held about capital improvements vs. building maintenance. There has been no determination of what will happen to buildings.

NEXT COMMITTEE MEETING: DECEMBER 5, 2011

FUTURE AGENDA ITEMS

Resolution Re: AB 146

ADJOURNMENT

MOTION by Benrud/Schroeder to adjourn the meeting. **Motion carried unanimously.** Berns absent. The meeting adjourned at 5:20 p.m.

Approved, December 5, 2011, Margaret Norden, Recorder