

Joint Management Minutes

Meeting held on January 26th, 2021 at the Rusk County LEC County Board Room at 5:00 p.m.

Those present: Randy Tatur, Tony Hauser, Marty Reynolds, Ken Brown, Calvin Vacho.

Staff present: A. Albarado, C. Meyer, K. Winters, K. Welke. H. Helmecci, A. Christianson D. Willingham.

Public: A. Knops, A. Knops and J. Platteter

The meeting was called to order by Andy Albarado at 5:03 p.m.

Elect Chair and Vice-Chair:

Election of Chair: Motion by Willingham/Reynolds nominated Tatur. Motion by Brown/Hauser to close nominations and cast unanimous ballot for Tatur. Motion carried. Tatur elected Chair of Joint Management.

Election of Vice-Chair: Motion by Vacho/Tatur to nominated Reynolds. Motion by Brown/Tatur to close nominations and cast unanimous ballot for Reynolds. Motion carried. Reynold elected Vice-Chair of Joint Management.

Motion by Reynolds/Hauser to approve the minutes from July 28th, 2020. Motion carried.

Animal Shelter

A: Capital projects & facility maintenance issues/ 2020 – 2021 Budget review/approval and request:
Generator, ventilation on the west side of the building as well as the fans are put in the cat rooms.

B: 2021 Budget Discussion: Handed out Budget.

Karen reports things are going well.

Library

A: Capital projects & facility maintenance issues/ Budget review/approval and request:

Report from Ayres and Associates

1. **Update on maintenance issues:** Extend the roof ledge to stop the water from running off so close to the building.
2. **Update-Discussion on addressing building deficiencies** – Discussion on the masonry work on Building EFIS damage.
 - a) Review recommendations of Ayres Associates – Steve Hoecherl gave his recommendations.
3. **HVAC Report – Consider options to repair/make operational** – The unit will need additional HVAC put in the lower for air flow.
4. **Consider options for funding building and HVAC repairs**
 - b) 2020 & 2021 Budget Discussion – Trane proposal was \$17,155.00 to help fix the issues.

Marty will contact Doug Verdegan heating for a consultation. Discussion on splitting of library costs, and City funding/reimbursing County for Church demolition costs with TID funds. Church demolition costs funded by City would be deducted from Library project costs, lowering City's cost for library.

Motion by Brown/Hauser to fund the repairs recommended by Ayres Associates for the Library. Motion carried.

Visitors Center – Nothing new to report

Joint Industrial Properties

Tenant Issues/Status & Building Maintenance Issues.

- a) Fritz Ave. Multi-Tenant Bldg. (Hooper, Rockwell Automation, McBain)
 - 1. Update on tenants & Maintenance issues
 - 2. Consideration of new leases, possible renewals/extensions, other actions
 - a.) Russ Thompson Excavating
 - b.) Rockwell Automation

Motion by Renolds/Vacho to approve the new leases for Rockwell at \$1,333 per month. Motion carried.

- b) Enterprise Center issues (Allied Cabinet, Best Ent, Ideal Paint Works, RCTC)
 - 1. Update on tenants & maintenance issues
 - 2. Consideration of new leases, possible renewals/extensions, other actions

Nothing new to report.

- c) Gates Ave. Complex
 - 1. Consideration of new leases, other actions
 - a) A&M Fiberglass lease expansion – will expand the wall for operation.
 - 2. Maintenance issues
- d) Forest Industry Park
 - 1. Meadowbrook Rd. – Indeck – Nothing to report
 - 2. 501 Doughty Rd. - Rands leasing Conwed Building for 5 months.
 - 3. 1402 Jez Rd. – Forest Industry Warehouse #2 Lease to UPI (United Piping)

Motion by Reynolds/Vacho to approve lease to United Piping – 1402 Jez Road. Motion carried.

- 4. ADF
 - b) Update on maintenance issues – 2020 and 2021
 - 1. Gutters - were repaired.
 - 2. Parking lot/Loading dock area surfacing
 - 3. Drainage/ditch work
 - e) Rusk Regional Trans-shipment Facility Project – Verso terminated Lease.

7. Other Discussions, Reports & Updates

- a) Discuss/Possible Motion lease rates/adjustments to leases and lease payments
- b) Discussion/Update on vacant space and jointly owned properties
- c) Other joint projects/efforts

8. Adjournment

Tatur/Reynolds to adjourn at 6:05 p.m.

Place on next agenda

Minutes by: Connie Meyer, County Clerk

Joan Leer, Deputy Clerk

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