

Joint Management Minutes

Meeting held on April 16th, 2021 at the Rusk County LEC County Board Room at 12:00 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 and A. Kenyon.

Public: None

The meeting was called to order by Chairman Tatur at 12:00 p.m.

Approval of January Minutes:

Motion by Reynold/Brown to approve January 26th, 2021. Motion carried

Animal Shelter:

Discussed K-9 Project, updated ventilation in the cat room and installed generator. Bill Morgan announced at the Animal Control Committee Meeting he will no longer represent the City, the will need to appoint another representative.

Library: Capital projects & Facility Maintenance Issues/2021 Budget review/approval and requests
Maintenance issues: The County Board has approved the resolution for the maintenance.

Update-Discussion on addressing building deficiencies: Discussed the outside/inside deficiencies of the building.

Review recommendations of Ayres Associates: Discussion on Ayres to oversee the work and who will solicit bids.

Determine scope of work and how to proceed: Discussed a contractor to make sure the job is done correct. Motion by Tatur, seconded by Hauser to contract with Ayres Associates to draw up the plans and specifications for approval of the Library Project. Motion carried.

HVAC Report – Update and Consider options to repair/make operational: Marty will call Doug Verdegan for a plan to update the HVAC in the Library.

Update Budget and Finding of project: City will approve the County's update to the Library budget and overages.

Visitors Center: Capital projects & Facility Maintenance and Operation Issues

No repairs needed at this time.

Joint Industrial Properties:

Tenant Issues/Status & Building Maintenance Issues.

Fritz Ave. Multi-Tenant Bldg. (Hooper, Rockwell Automation, McBain)

Update on tenants & Maintenance issues - None

Consideration of new leases, possible renewals/extensions, other actions

- Todd Dahlstrom – Dahlstrom Trucking trucking would like to take over McBain part of the lease. Motion by Hauser, seconded by Vacho to approve \$750.00 per month for 1 year to Dahlstrom Trucking. Motion carried.

- David Franz – No Action at this time.

Enterprise Center issues (Allied Cabinet, Best Ent, Ideal Paint Works, RCTC)

Update on tenants & maintenance issues

Consideration of new leases, possible renewals/extensions, other actions

- Rusk County Transit Commission – is requesting approval to lease more office space in the current building.

Motion by Hauser, seconded by Reynolds to approve additional office space (9670 sq. ft @ \$3.00) year to year lease. Motion carried.

- Real Deal G2 – Business is expanding and would like to lease space.

Motion by Hauser, seconded by Brown to approve Real Deal G2 for 356 sq. ft at .15 cents per ft for one-year month to month lease. Motion carried.

Gates Ave. Complex

Consideration of new leases, other actions

- A&M Fiberglass would like to expand the area in the Gates Avenue Complex.

Motion by Hauser, seconded by Vacho to approve A&M Fiberglass lease from 5250 sq. ft to 1150 sq. ft. Motion carried.

- Jay Waeltz is requesting to lease 540 sq. ft for his Business.

Motion by Vacho, seconded by Brown to approve Jay Waeltz lease of 540 sq. ft at .15 cents per ft for one-year month to month lease. Motion carried.

Maintenance issues – No report.

Forest Industry Park

- Meadowbrook Rd./Indeck – No Report
- 501 Doughty Rd. – No Report
- 1402 Jez Rd. – Forest Industry Warehouse #2 (United Piping) – No report
- ADF - Consider lease adjustment for the next 6 months due to decrease in business.

Motion by Reynolds, seconded by Hauser so approve a lease adjustment of \$1,000.00 for the next 6 months and attach the balance of \$6,000.00 on the end of the lease. Motion carried.

- Update on maintenance issues –2021
 1. Roof is leaking and needs to be replaced.
 2. Parking lot/Loading dock area surfacing concrete is crumbling.
 3. Concrete Work estimate for the work needed.

Rusk Regional Trans-shipment Facility Project: No Report

CLOSED SESSION

5R Trailers 19.85 1 (g) (g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.

OPEN SESSION possible motion on Topic of Closed Session

Motion by Brown, seconded by Hauser to enter closed session.

Roll call – Voting yes: Hauser, Brown, Vacho, Reynolds Tatur.

Closed session at 1:20 p.m.

Open session at 1:37 p.m.

Motion by Reynolds, seconded by Hauser to have Ladysmith City of attorney Kenyon draft a letter in response to Jane Wade, Waste Management Specialist request with approval of the Committee. Motion carried.

Adjournment:

Motion by Tatur, seconded by Reynolds to adjourn at 1:48 p.m.