

RUSK COUNTY JOINT MANAGEMENT COMMITTEE

April 27, 2023

Location: Rusk County Government Center – LEC Board Room

Committee Present: M. Hraban, A. Christianson, J. Kenyon, R. Tatur and T. Hauser

County Staff Present: C. Meyer, A. Heath and G. Shilts

City Staff Present: A. Christianson

Others Present: T. DuSell, A. Rathsack, E. Webster, C. Swearing, A. Rathsack, J. Waeltz, B. Grotzinger and M. Reynolds

CALL TO ORDER by Chair Christianson at 3:00 p.m.

APPROVAL OF MINUTES – March 15, 2023 and April 20, 2023

Motion by Hraban, seconded by Hauser to approve the March 15, 2023 and April 20, 2023 Minutes. Motion carried.

BUILDING/MAINTENANCE ISSUES: **MAINTENANCE**

R.C. Maintenance Dept. report of work completed at above listed facilities since previous meeting. – No list. Note need for inventory of need for ice/snow shields over heating equipment and components at all locations.

Other comments to or from County maintenance department. – Comment on waiting on the Animal Shelter blacktop until other work is finished.

ANIMAL SHELTER

Review quote, if available, for paving access and parking areas. – No one present.

Gary will have a meeting with Highway Commissioner on May 9th to get a quote to pave the Animal Shelter parking lot. Discussed adding on a room for cats and the cost to the City/County and inviting the person(s) of interest who offered donated money for the addition will be invited to the next meeting.

LIBRARY

Note Proposal(s) for HVAC work at Library are due May 17th, with walk thru planned for May 2nd.

Discussed the Library HVAC work that needs to be completed.

Review and action on proposed Change Order to Lechleitner contract to facilitate removal of round windows on south face and replacement with either wall in-fill, or new square windows.

Lechleitner Builders Inc. gave a proposal for removal of round window and infill the wall for \$2,990.00. M. Reynolds has requested to coordinate the removal of mold from the wall when the windows are removed.

Motion by Hauser, seconded by Tatur to approve the change order from Lechleitner Builders Inc. to remove the windows and infill the wall for \$2,990.00. Motion carried.

ADF PLANT

Determine whether paving project at west end is on Highway Department's work schedule and possible action to approve. No Discussion.

DOUGHTY RD BUILDING

Consider/approve Proposal, if any, to install provided rain handlers on west side of building, depending on lift availability.

A WEDC request for proposals to offer a 15-40,000 of building space was filled out by City Administrator Al Christianson Jr. and submitted.

Consider undertaking preliminary planning (only) to link Jez Rd. buildings, and why. Note preliminary cost estimate to build same-sized connecting building. – Discussion held on the estimate and considering a photo shop of the property connected.

ENTERPRISE CENTER

Note better look, even if repetitive, from adding kick plates to rotted doors.

Chair Christianson would like to inform the Committee, Rusk County Facility Manager Gary Shilts added kick plates to rotted doors for a total of \$3,000.00 for 5 doors saving 10 times the cost.

Review status of space available and determine lease rate and tenant preferences, if any.

An update was given from Allied Cabinet, the interest to rent the available space and how much per foot.

Motion by J. Kenyon, seconded by M. Hraban to put out RFP's to rent the space that Allied Cabinet occupied in the Enterprise Center. Motion carried.

FRITZ AVENUE PLANT

Consider/approve Proposal(s) for rehabilitation work. – No Discussion.

Consider whether or not to make this property available for sale; at what price; and with what protections for current tenants.

Chair Christianson spoke about putting property up for sale and spoke about the current tenants. Discussion held.

GATES AVENUE MFG. PLANT

Consider whether or not to make this property available for sale. - No Discussion.

Consider action to address A&M Fiberglass space needs. – No Discussion.

JEZ RD. BUILDING

APPRAISALS

Action to approve after the fact appraisal of property at 515 Fritz Ave. W.

Motion by Hauser, seconded by Kenyon to approve the appraisal for Fritz Avenue for \$1,500.00. Motion carried.

Action to approve appraisals at any or all of the following addresses: 501 Doughty Rd. W.; 1402 Jez Road; and, 1101 Barnett Rd. (Enterprise Center)

Discussed why appraisals will be useful in establishing rates.

ADJOURNMENT

Chair adjourned at 4:16 p.m.